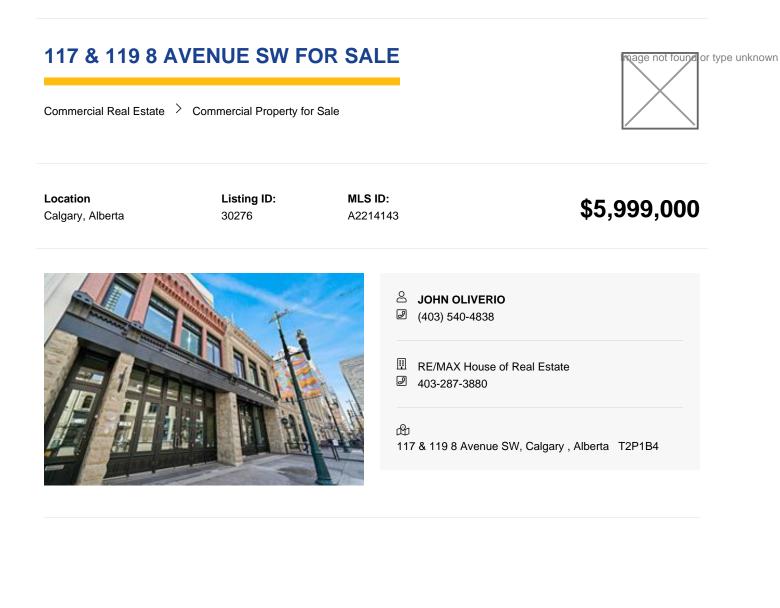


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Transaction Type For Sale

Subdivision Downtown Commercial Core

Structure Type Low Rise (2-4 stories)

Legal Plan A

Lot Size (Sq. Ft.) 6501

Roof Flat Torch Membrane

Inclusions NA Days On Market

Building Type Office Building,Retail,Street Level Storefront

Property Type Commercial

Building Area (Sq. Ft.) 16930.00

Lot Size (Acres) 0.15

Commercial Amenities Boardroom,Elevator Passenger,Exercise Room,Storage,Storefront

Restrictions Historic Site Zoning CR20-C20

Year Built 1907

Property Sub Type Business

Building Area (Sq. M.) 1572.84

Construction Type Brick,Concrete,Mixed,See Remarks,Stone

Access to Property Back Alley Access,Direct Access,Lane,Public Transportation Nearby

Reports None

A rare opportunity to own a beautifully restored heritage building in the heart of Calgary's iconic Stephen Avenue (8th Avenue)—a vibrant destination known for its energy, rich history, and a bustling mix of restaurants, cafés, and entertainment venues. The Pioneer has recently undergone extensive cosmetic and mechanical upgrades, seamlessly blending historical charm with modern convenience. This one-of-a-kind space offers a truly inspiring environment for your business. Own a piece of Calgary's past while positioning yourself for the future.

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