

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 627 8 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
33555


**MLS ID:**  
A2279031

**\$4,400,000**



 **ANTHONY AU**  
 (403) 903-6123

 KPLI Real Estate Corporation  
 403-554-8453

 627 8 Avenue SW, Calgary , Alberta T2P 0W9

**Transaction Type**

For Sale

**Days On Market**

2

**Zoning**

CR20-C20/R20

**Subdivision**

Downtown Commercial Core

**Year Built**

1954

**Structure Type**

Low Rise (2-4 stories)

**Property Type**

Commercial

**Property Sub Type**

Office

**Legal Plan**

A1

**Building Area (Sq. Ft.)**

33226.00

**Building Area (Sq. M.)**

3086.77

**Construction Type**

Brick,Concrete,Metal Siding ,Stucco

**Roof**

Asphalt

**Inclusions**

None

**Restrictions**

None Known

**Reports**

Title

Riley's Reproduction & Printing is a substantial commercial property for sale in downtown Calgary, located at 627 8 Avenue SW. This multi-storey building offers a total of approximately 23,735 square feet of above-grade space, with a total building area of approximately 33,226 square feet including the basement, providing significant flexibility for a wide range of commercial, production, and creative uses. The main floor totals approximately 9,629 square feet, offering strong street-level presence and functionality for production, showroom, or operational use. The second floor comprises approximately 8,003 square feet, while the upper floors offer approximately 6,103 square feet and 9,491 square feet, supporting a variety of office, creative, or ancillary uses. The building's vertical configuration allows for separation of uses while maintaining operational efficiency. Located along 8 Avenue SW, the property benefits from excellent access to public transit, nearby CTrain stations, and proximity to Calgary's downtown core, including office towers, hospitality, restaurants, and services. This property presents an opportunity for owner-users or investors seeking a large-format downtown commercial building suitable for printing, production, creative office, studio, or adaptive commercial use, subject to zoning and municipal approvals.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.