



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**617 8 Avenue SW
Calgary, Alberta**

MLS # A2278067

\$2,400,000



Division: Downtown Commercial Core

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 12,300 sq.ft.

Zoning: CR20-C20/R20

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt

Utilities: -

Exterior: Concrete

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Globe Cinema is a distinctive entertainment and commercial property for sale in downtown Calgary, located at 617 8 Avenue SW in the Downtown West End. This two-storey building totaling approximately 12,300 square feet offers a rare opportunity for entertainment venues, live performance space, cinema use, creative office, or event-oriented ownership in Calgary's downtown core. Positioned along 8 Avenue SW, the property benefits from strong street exposure, high pedestrian traffic, and immediate access to CTrain stations, public transit, office towers, hotels, restaurants, and residential developments. The building was renovated in 1995 and offers flexible interior potential suitable for a variety of cultural, creative, and commercial uses. Zoning supports a broad range of downtown commercial and entertainment-related uses (subject to City approvals). Globe Cinema represents a unique opportunity to acquire a well-known downtown Calgary entertainment property within an established cultural corridor.