



**GRASSROOTS**  
REALTY GROUP

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465 & 475 8 Street SW  
Calgary, Alberta

MLS # A2119997



**\$1,600,000**

**Division:** Downtown Commercial Core

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,326 sq.ft.

**Zoning:** CR20-C20/R20

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Rare opportunity! This retail space locates at one of the best luxury high-rise building - Five West twin towers and busiest block which surround more than 2600 apartments, brand new residential units, and office units. Also, it is only 1 or 2 blocks from C-Train and Bow River pathway. The tenant is growing restaurant and has been there for over 2 years. Good to buy and good to invest! (This property is occupied. Pls. don't approach staff or anyone at the property without prior approval with the listing agent. Property Value only not including restaurant).