



**GRASSROOTS**  
REALTY GROUP

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**1046 8 Street SE**  
**Calgary, Alberta**

**MLS # A2178071**



**\$1,680,000**

<b>Division:</b>	Ramsay
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,423 sq.ft.
<b>Zoning:</b>	C-N1
<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	Cable Internet Access, Cable Connected, Electricity Con
<b>Parking:</b>	-
<b>Lot Size:</b>	0.09 Acre
<b>Lot Feat:</b>	-
ant equipment and full furnishings for the residential property.	

**UPDATED CASH FLOW:** Please see Cash flow in pictures and Supplements. A rare opportunity indeed, this 66' x 117' property (7,722 sq. ft.) is in a prime position in the heart of one of Calgary's most active inner-city districts. The sale price includes both 1046 and 1048 8th Street SE. PLEASE DO NOT BOTHER TENANTS OR PHYSICALLY ACCESS THE PROPERTY FOR TOURS OR SHOWINGS WITHOUT PERMISSION. SHOWINGS WILL BE PROVIDED AFTER A CONDITIONAL OFFER IS ACCEPTED. The property offers a mix of CN-1 Commercial Zoning and RCG multi residential zoning. Although the potential for a great mixed-use development is primarily the standout benefit to this property there is also the opportunity for a buyer/investor to simply purchase the properties and continue to operate as a commercial investment property. The main floor restaurant space is fully appointed with equipment for an easy transition to a new tenant but there's also a great owner/user opportunity with the additional commercial and residential tenants supplementing income. Full equipment list provided on request. The 3 bedroom, 2 full bathroom house, located on the North portion of the property is currently furnished and rented to three University student who are paying full market rents and 2/3rds of the utility costs. The residential property was renovated in 2018 with new electrical and plumbing included. The commercial retail space above the restaurant is leased to a thriving neighborhood cannabis shop also at a full market rent. There is a newer transformer located on the property that should be sufficient to supply service to a new development. (To Be Verified). Ramsay is a hidden Gem in the city that offers both stable and secure investment and a quiet residential location that is rapidly transitioning along with

the amazing developments that are just blocks away surrounding the new Flames arena/Entertainment District, BMO Centre, and Stampede Park. This property boasts one of the highest walk scores in the city at 98 out of 100. As a bonus, Red's Diner, directly across the street, is a destination that draws 100,000 customers per year to this location. Come join the amazing neighborhood of Ramsay. You'll be glad you did.