



GRASSROOTS
REALTY GROUP

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**402 8 Street SW
Calgary, Alberta**

MLS # A2208696



\$2,290,000

Division: Downtown Commercial Core

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,530 sq.ft.

Zoning: CR20-C20

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.14 Acre

Sewer: -

Lot Feat: -

Inclusions: To be determined during Due Diligence period

This is an ideal opportunity for a restaurant owner/user looking to purchase a retail building with land, and the Seller is willing to help finance a purchase with a 10% VTB. Currently home to a 1,530 restaurant, with 10 on-site parking stalls, on a prominent corner with two points of access. The building sits on land in the heart of Downtown Calgary in the path of development. Check out the city's plan to revitalize 8th Street and be part of a future high street. This 50' x 123' site is ideally situated within the commercial core mere steps from the Bow River Pathway network and right in the middle of the highly anticipated Eau Claire Plaza Development. An attractive destination for foot traffic, C-Train users, and vehicle access alike, with high visibility for marketing and 6,153 sf of unlimited potential. The CR20-C20/R20 zoning allows for a maximum FAR of 3, however this can be increased up to 20 based on a developer's ability to meet incentives set out by the city. With no maximum building height allowance, envision yourself creating the next memorable high-rise amongst our iconic skyline. You won't find a more perfect holding property than this.