



AI-generated conc

**\$2,200,000**

## 402 8 ST SW, CALGARY, AB T2P 0N5, CANADA

<https://blackstonecommercial.com>

- Prominent corner site in Downtown Calgary with exceptional visibility and access
- Steps from the Bow River and pathway system
- Close proximity to 8 Street SW LRT Station
- High-exposure location with up to 20,000 VPD
- Zoned CR20, permitting high-density, mixed-use development
- Approved for high-rise development
- Future development opportunity with...

- Commercial Opportunity, Retail / Land / Investment

- For Sale, Investment Property

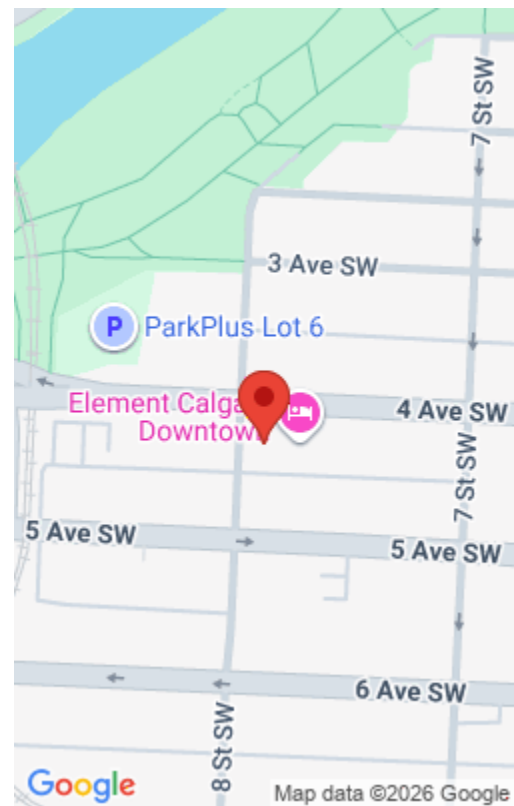
- Available Immediately



**Mahmud Rahman**



**Randy Wiens**



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## Property Details

**Date added:** Added 7 hours ago

**Type:** Commercial Opportunity, Retail / Land / Investment

**Category:** For Sale, Investment Property **Status:** Available Immediately

**Year built:** 1928

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## Sale / Lease Information

Lease Rate	Area (sq ft)	Acres	Unit Size (sq ft)
9,500/month	6,098	0.14	1,530

