



AI-generated conceptual rendering illustrating potential future high-rise development; not an approved design or proposal.

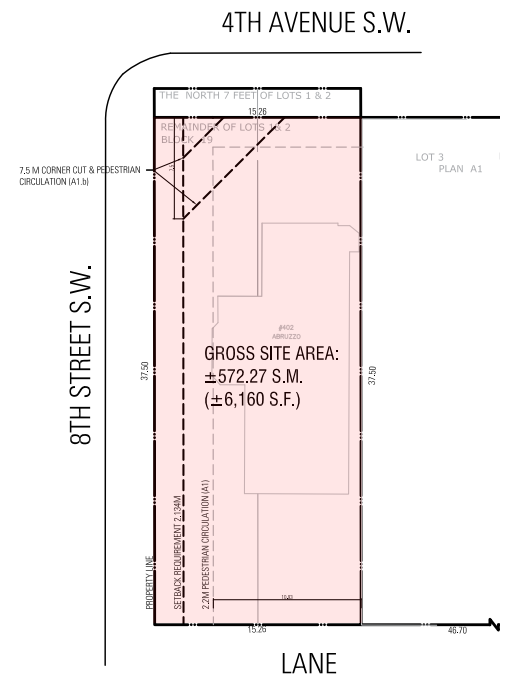
402 8 Street SW, Calgary AB

High-Profile CR20 Site

PROPERTY DETAILS

Land Acres	0.14 AC
Land SF	6,098 SF
Asking	\$2,200,000
Zoning	CR20

- 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 holding income**
- **Annual rent: \$114,000 + GST**
- Ideal for **investors, developers, or owner-users** seeking long-term upside



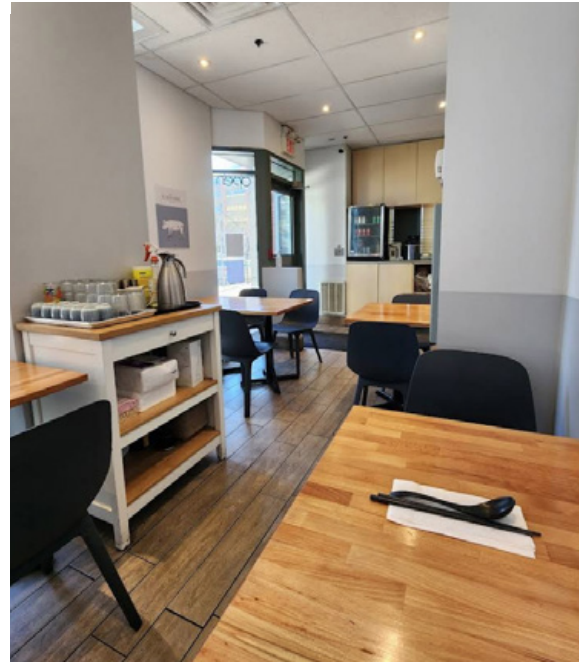
For Sale

402 8 Street SW | Calgary, Alberta

Strategic Inner-City Asset Steps from Transit & River



Size	1,530 SF
Construction	Wood Frame
Zoning	CR20
Building Height	12'
Year Built	1928
Parking	9 Surface Stall



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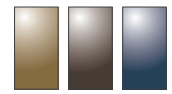
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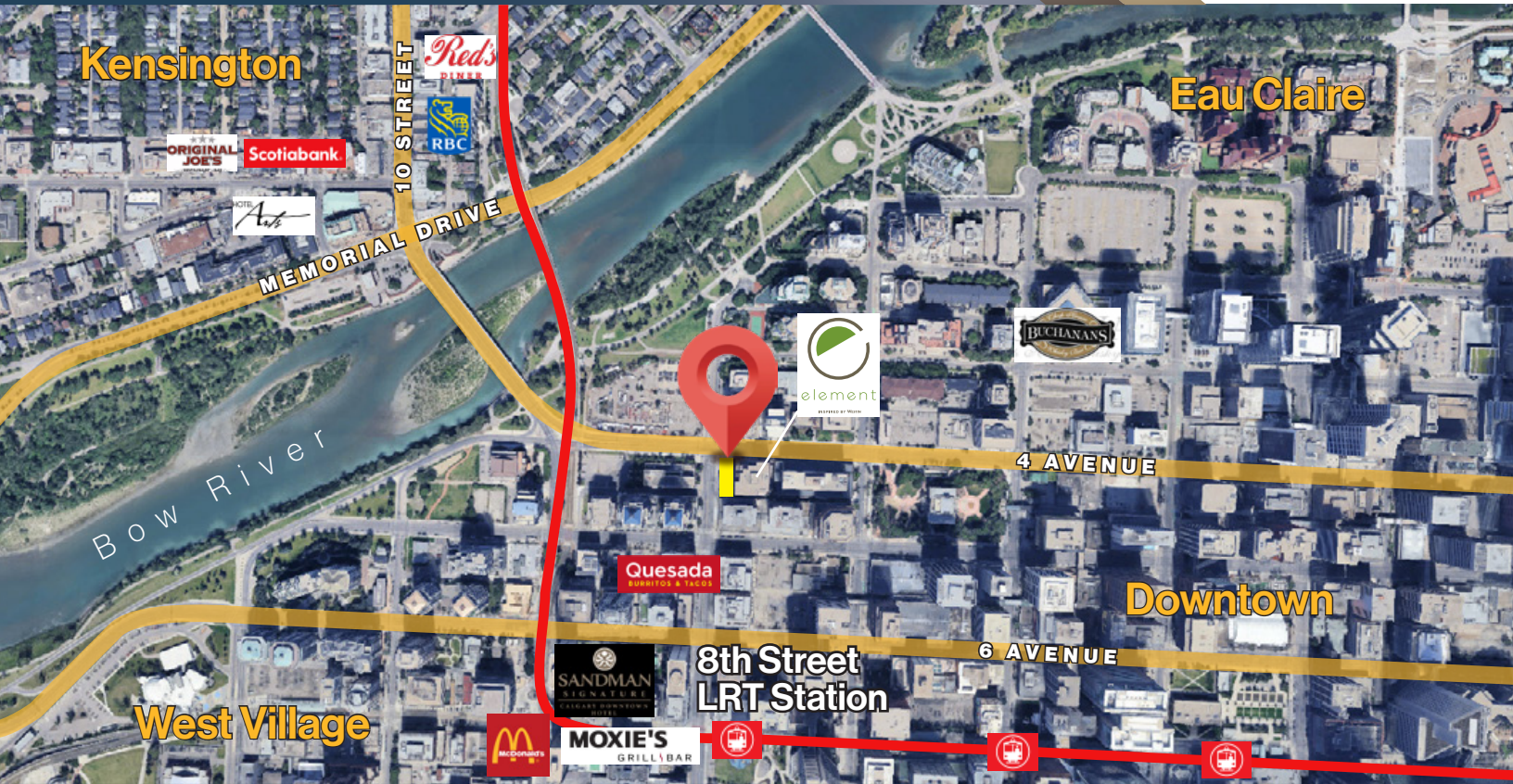
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Strategic Inner-City Asset Steps from Transit & River



Blackstone
Commercial Real Estate Services Inc.



NEIGHBORHOOD
Downtown
Commercial
Core



POPULATION
3KM
1131,694



MEDIAN AGE
37.9



HOUSEHOLD INCOME
\$78,257



TRAFFIC COUNT
21,000 VPD | 4 Ave & 7 Street SW



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For more information, please contact one of our associates.

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