

# \$30 - 485 8 Street Sw, Calgary

MLS® #A2218117

**\$30**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

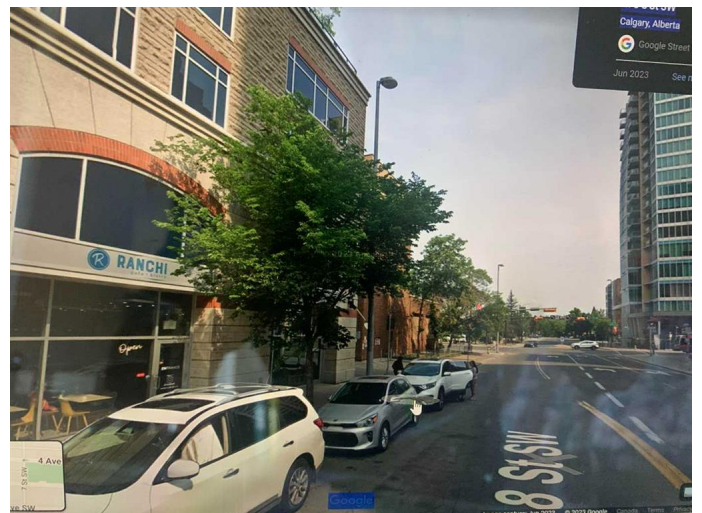
Downtown Commercial Core, Calgary, Alberta

Extremely high-traffic Cafe shop or Barber shop or office/retail building for lease. Seize this incredible opportunity at the corner of 4 Ave and 8 Street SW, located in the downtown Commercial Core. This main floor unit offers excellent visibility, back-alley access, just half a block away from Food Festival Square.

Surrounded by over 2,000 apartments and condos, with another 1,000+ units nearby, this location is just two blocks from the C-Train station and one block from the Bow River pathway, ensuring high foot traffic in a bustling area. The property is situated in the CR20-C20/R20 District.

The property is connected and boast CC-mix zoning, allowing for a wide range of retail, Cafe shop, clinic, barbershop and office uses. Enjoy maximum exposure for your business with potential visibility from Memorial Drive and 4 Ave.

This bustling area is home to a variety of owner-operated businesses, including ethnic restaurants, fast-food franchises, dine-in/take-out spots, and professional services like accounting, legal, and immigration firms. With popular businesses already thriving in the surrounding complexes, the foot traffic and business potential are unmatched.



Built in 2008

### Essential Information

MLS® #	A2218117
Price	\$30
Bathrooms	0.00
Acres	0.00
Year Built	2008
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	485 8 Street Sw
Subdivision	Downtown Commercial Core
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4H5

### Additional Information

Date Listed	May 5th, 2025
Days on Market	4
Zoning	CR20-C20

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.