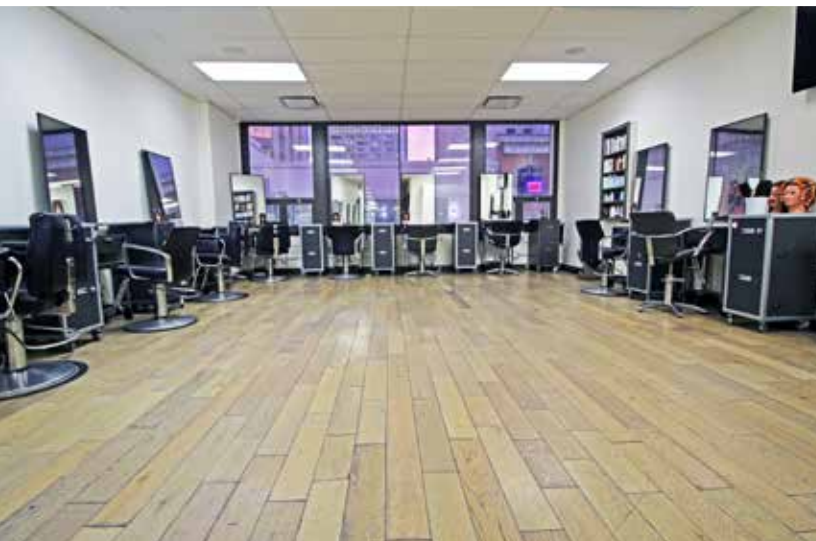


**225 8 AVENUE SW
CALGARY, AB**

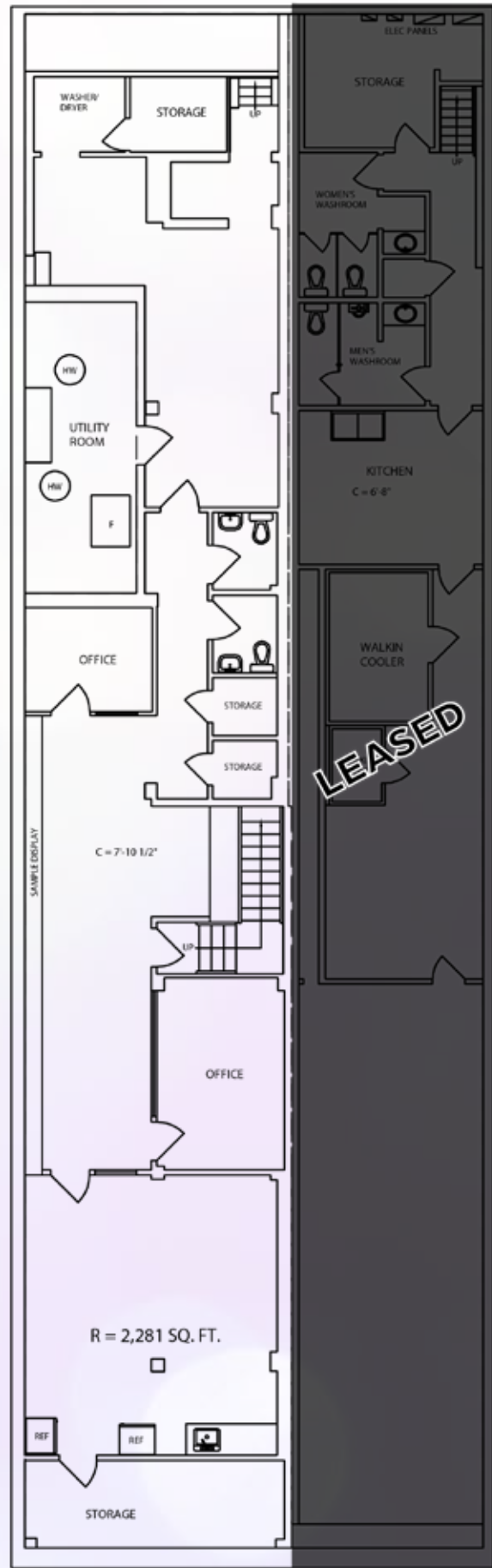


HIGH STREET RETAIL OPPORTUNITY

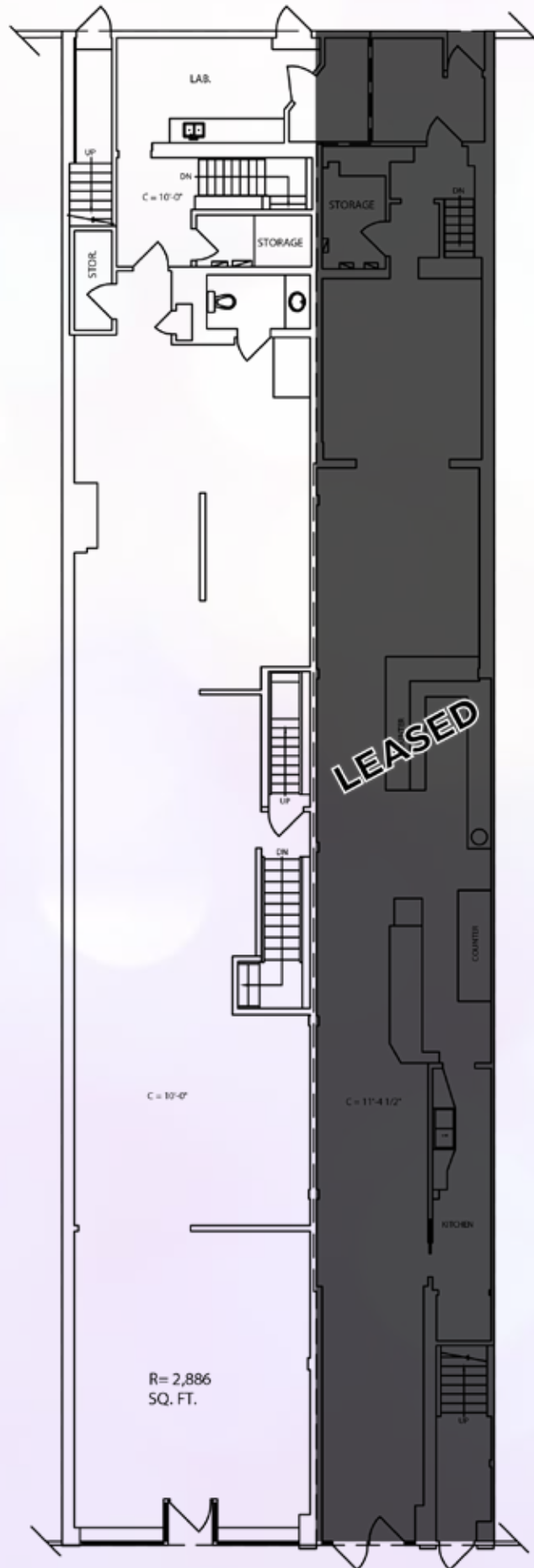
Available Space:	Lower Level: 2,281 s.f. Main Level: 2,886 s.f. <u>Second Level: 3,310 s.f.</u> Total: 8,477 s.f. <small>*second level can be leased separately</small>
Net Rate:	Market Rates
Operating Costs:	\$19.28 p.s.f. (Est. 2021)
Availability:	Fall 2020
Zoning:	CR20 - C20



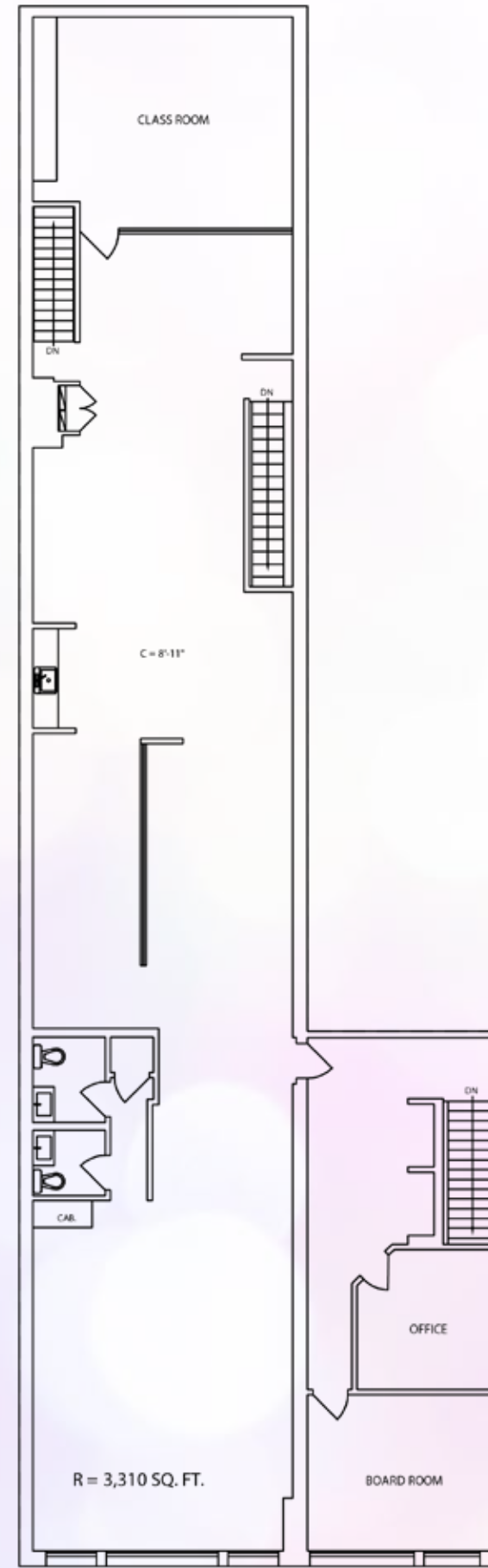
For over 25 years Stephen Avenue has been one of Calgary's most prominent and most vibrant shopping corridors and 225 8th Avenue SW stands proudly on one of its best corners. Calgary's landmark pedestrian experience boasts a day-time traffic of over 50,000 in the Summer months and is home to many of Calgary's most revered restaurants. The streetscape seamlessly melds old and new and is flanked by the city's most iconic office towers including: Bankers Hall, Eighth Avenue Place and The Core Shopping Centre. This property is the ideal home for a fashion retailer's flagship store.



LOWER LEVEL



MAIN LEVEL



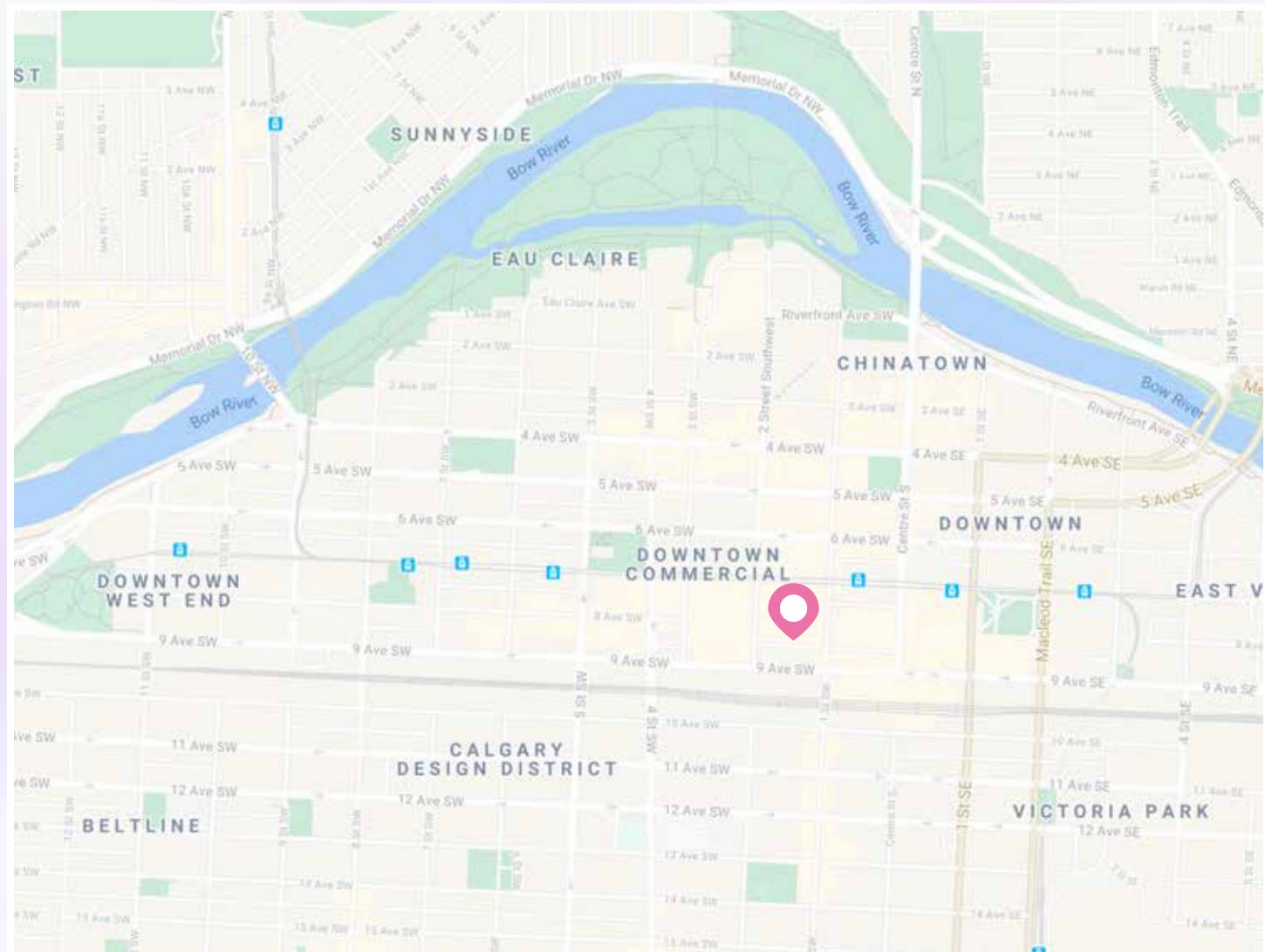
SECOND LEVEL

**second level can be leased separately*





NOTES



avenueliving

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