



1709 8 Avenue NE, Calgary

22,891 SF (+/-) OFFICE / LIGHT INDUSTRIAL COMMERCIAL CONDO



PROPERTY DETAILS

Address:	1709 8 Avenue NE, Calgary
Zoning:	I-B f1.0
Legal:	Condo Plan 0012344, Unit 1
Total Size:	22,891 SF (+/-)
Sale Price:	Below Market - Call agent for details
Property Taxes:	TBV
Condo Fees:	\$18,844.17 + GST / month
Parking:	50 Surface 29 Underground



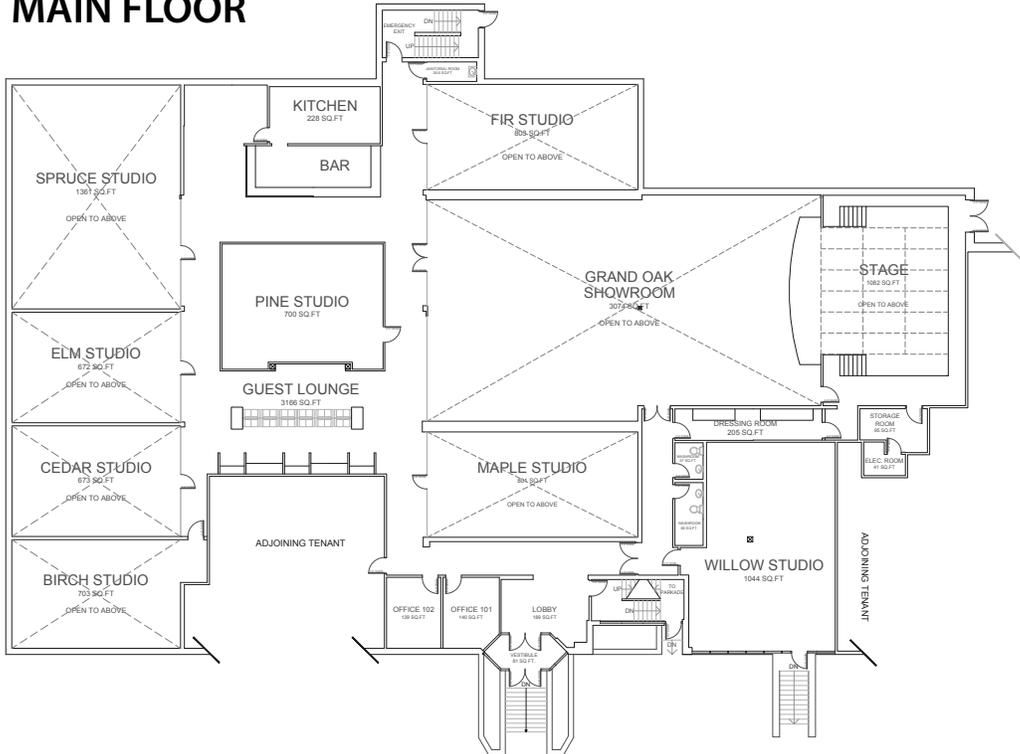
PROPERTY HIGHLIGHTS

- Abundant underground and surface parking available
- Suitable for office, light industrial or commercial condo use
- Minutes from downtown Calgary
- Timeless two-storey brick façade
- Centrally located with excellent accessibility
- Opportunity to customize the space

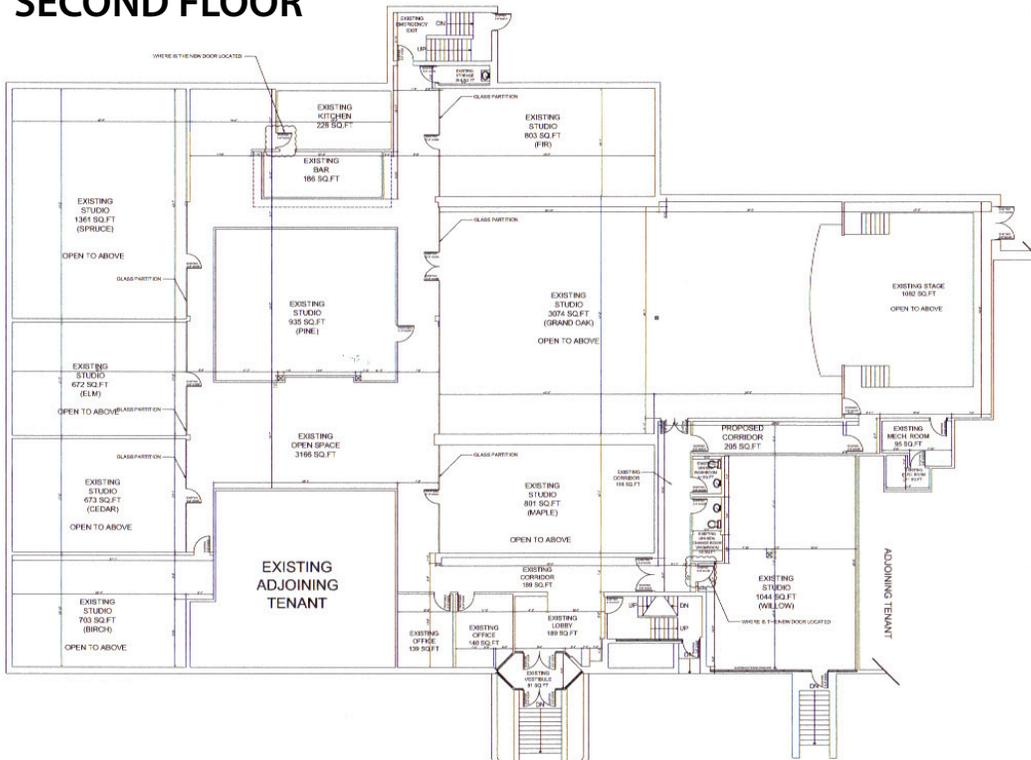


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MAIN FLOOR



SECOND FLOOR





PROPERTY LOCATION

1709 8 Avenue NE, Calgary

Neighbourhood features:



DOWNTOWN



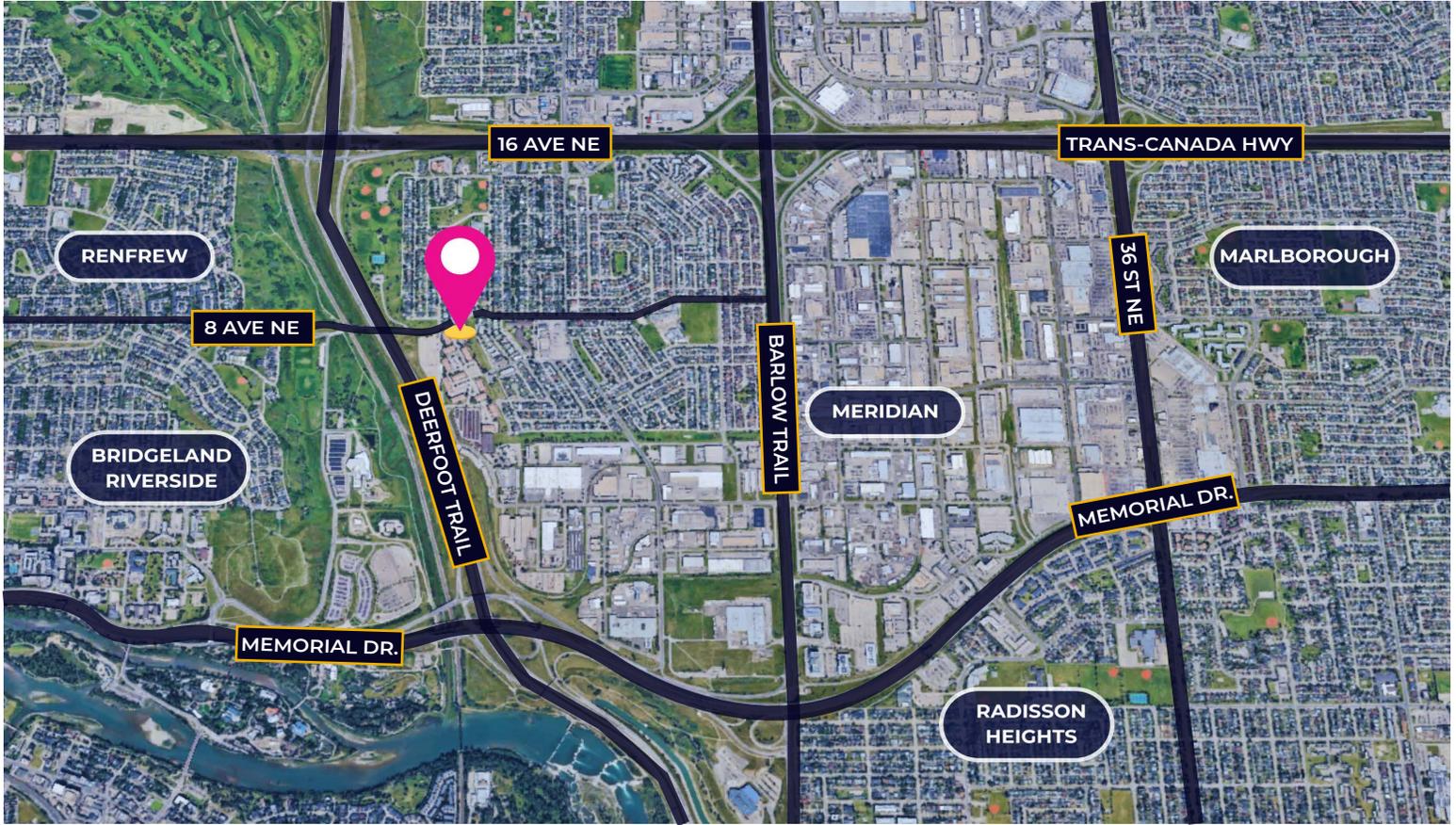
TRANSIT



SHOPPING



DINING



VEHICLES PER DAY

8 Avenue NE: 9,000

Deerfoot Trail: 144,720



AREA POPULATION (within 5kms)

- 189,741 Residents
- 405,025 Daytime Population



AREA INCOME

- Average household income of \$107,102



LOCATION FEATURES

- Quick access to Deerfoot Trail, 16 Ave, and Edmonton Trail
- Minutes from downtown and Calgary International Airport
- Close to Marlborough C-Train Station and bus routes
- Nearby Mayland Shopping Centre and local dining options
- Located within Evergreen Community SPACES – a vibrant arts hub



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