

**225 8 AVENUE SW
CALGARY, AB**



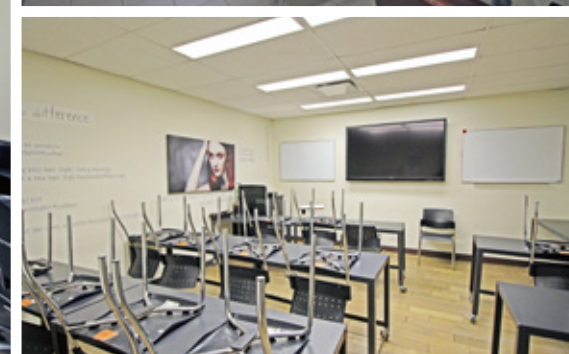
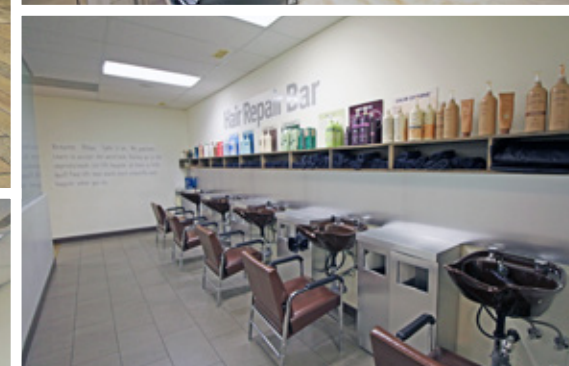
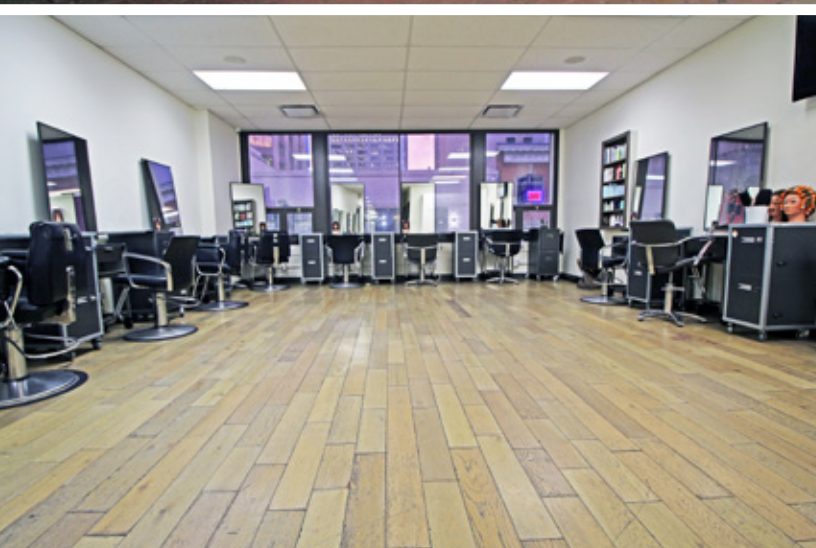
*Achieve
Ambitions*

avenueliving

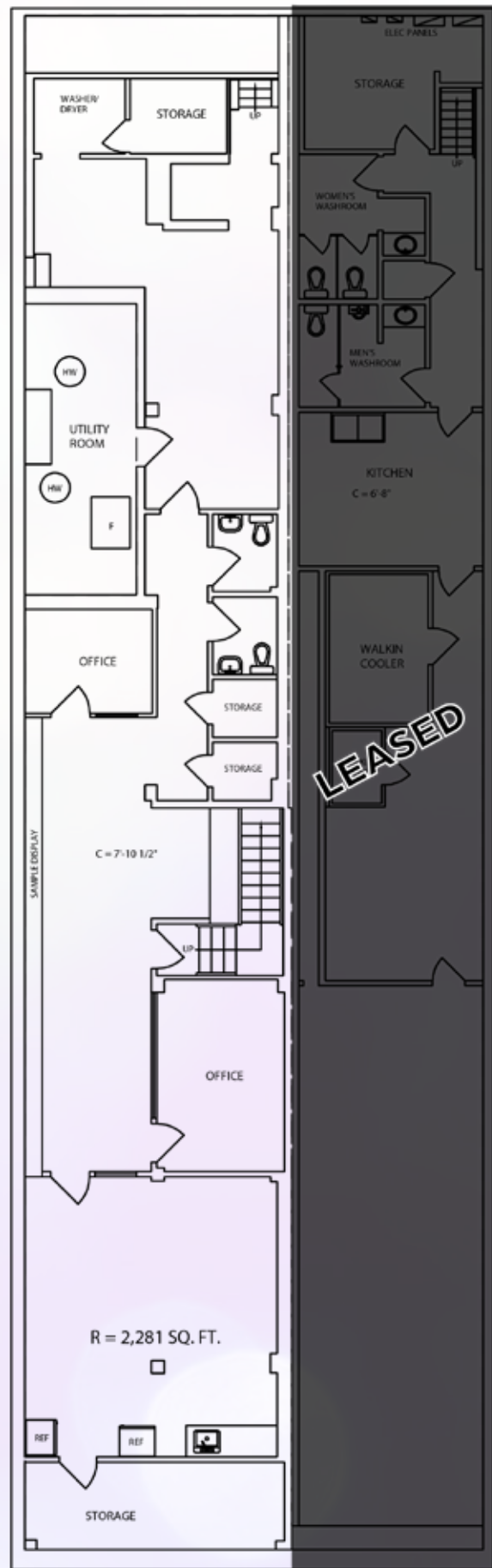


HIGH STREET RETAIL OPPORTUNITY

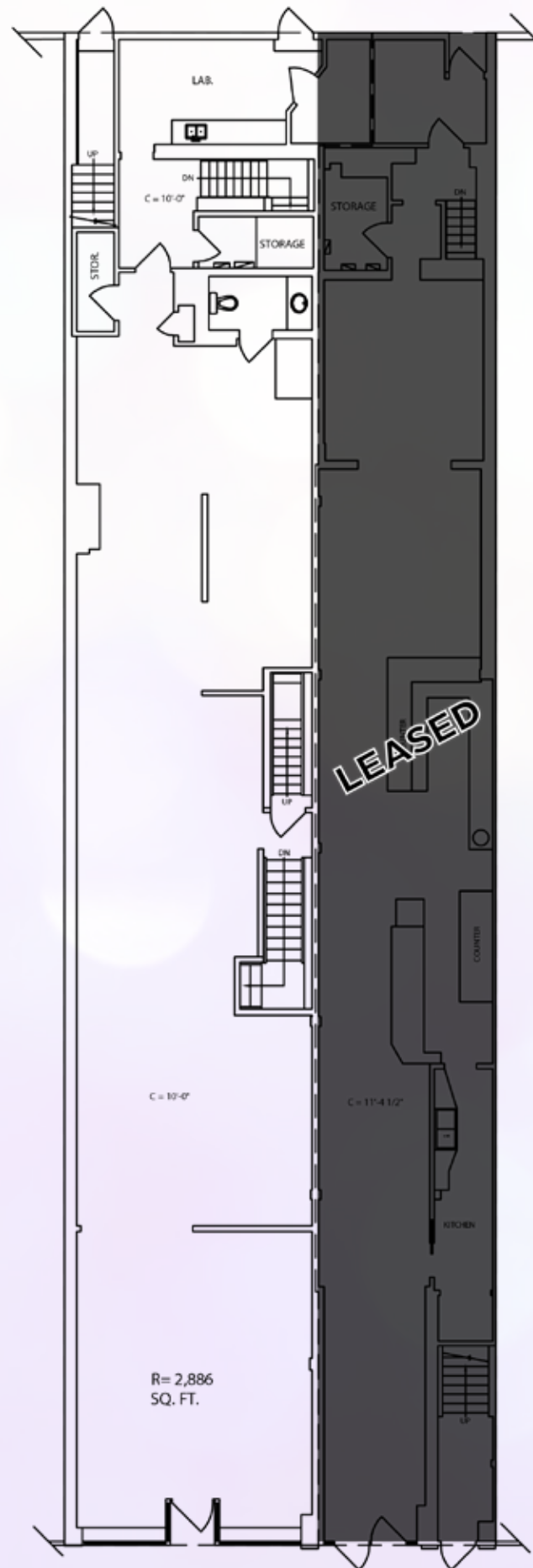
Available Space:	Lower Level: 2,281 s.f.
	Main Level: 2,886 s.f.
	<u>Second Level: 3,310 s.f.</u>
	Total: 8,477 s.f.
Net Rate:	Market Rates
Operating Costs:	\$17.96 p.s.f. (Est. 2020)
Availability:	Fall 2020
Zoning:	CR20 - C20



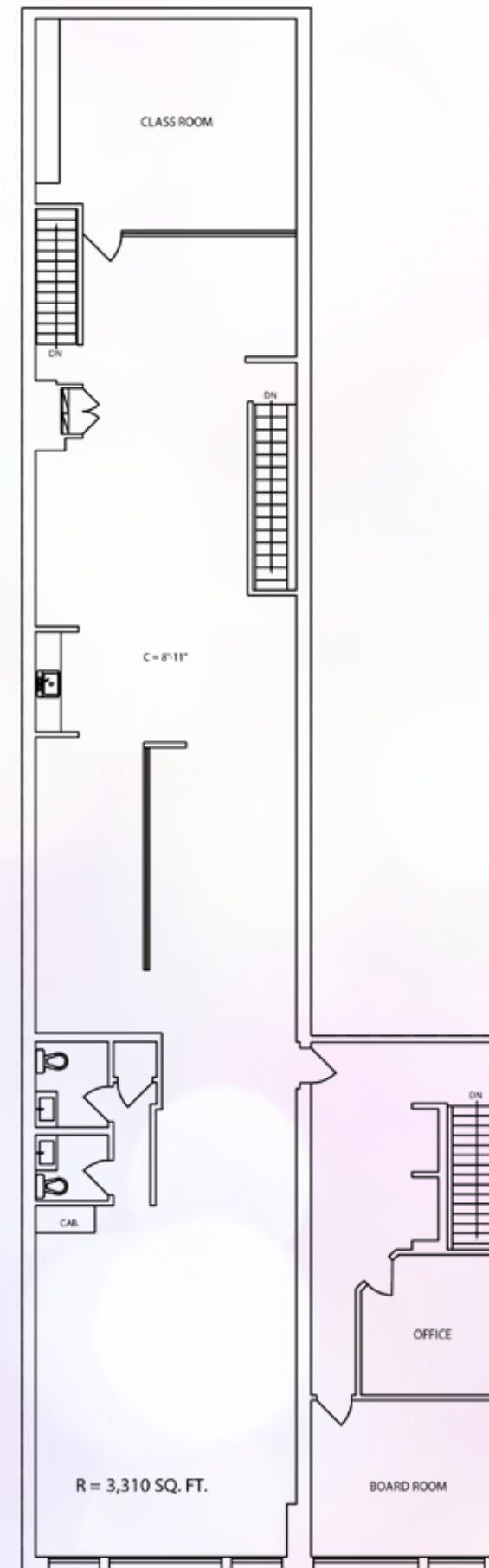
For over 25 years Stephen Avenue has been one of Calgary's most prominent and most vibrant shopping corridors and 225 8th Avenue SW stands proudly on one of its best corners. Calgary's landmark pedestrian experience boasts a day-time traffic of over 50,000 in the Summer months and is home to many of 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

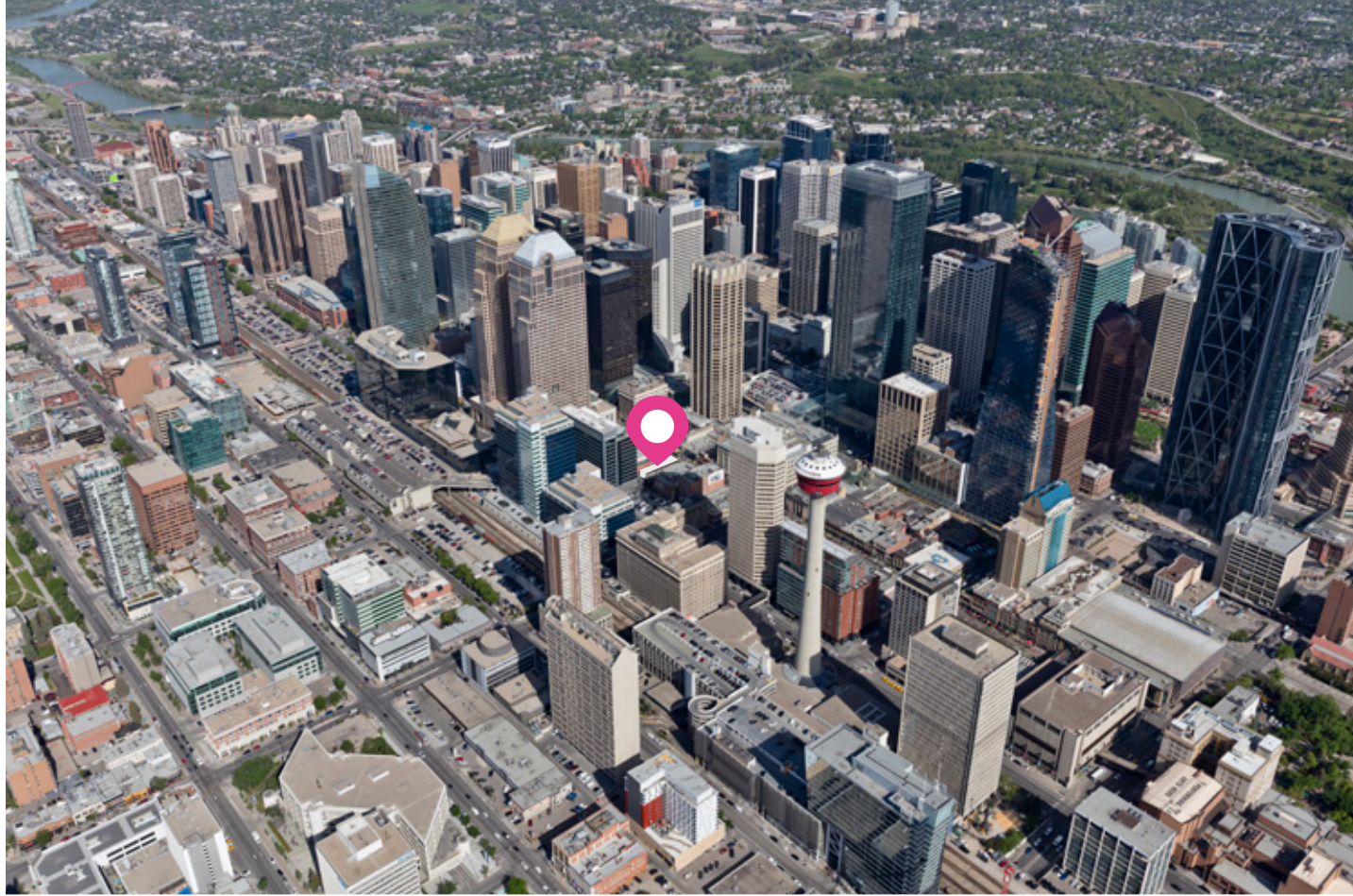


MAIN LEVEL

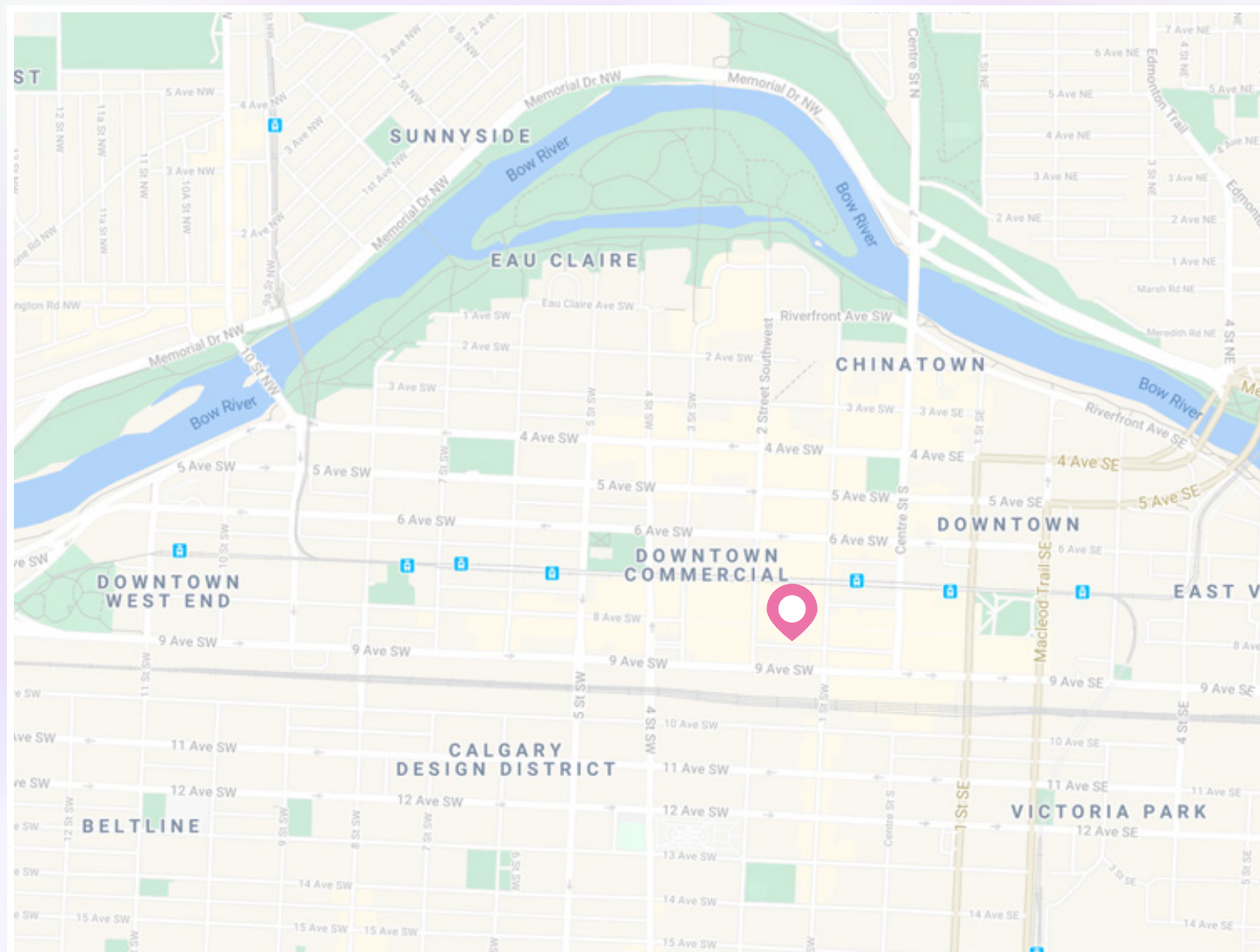


SECOND LEVEL





NOTES

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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