



For Lease

225 8 Avenue SW

Calgary, AB

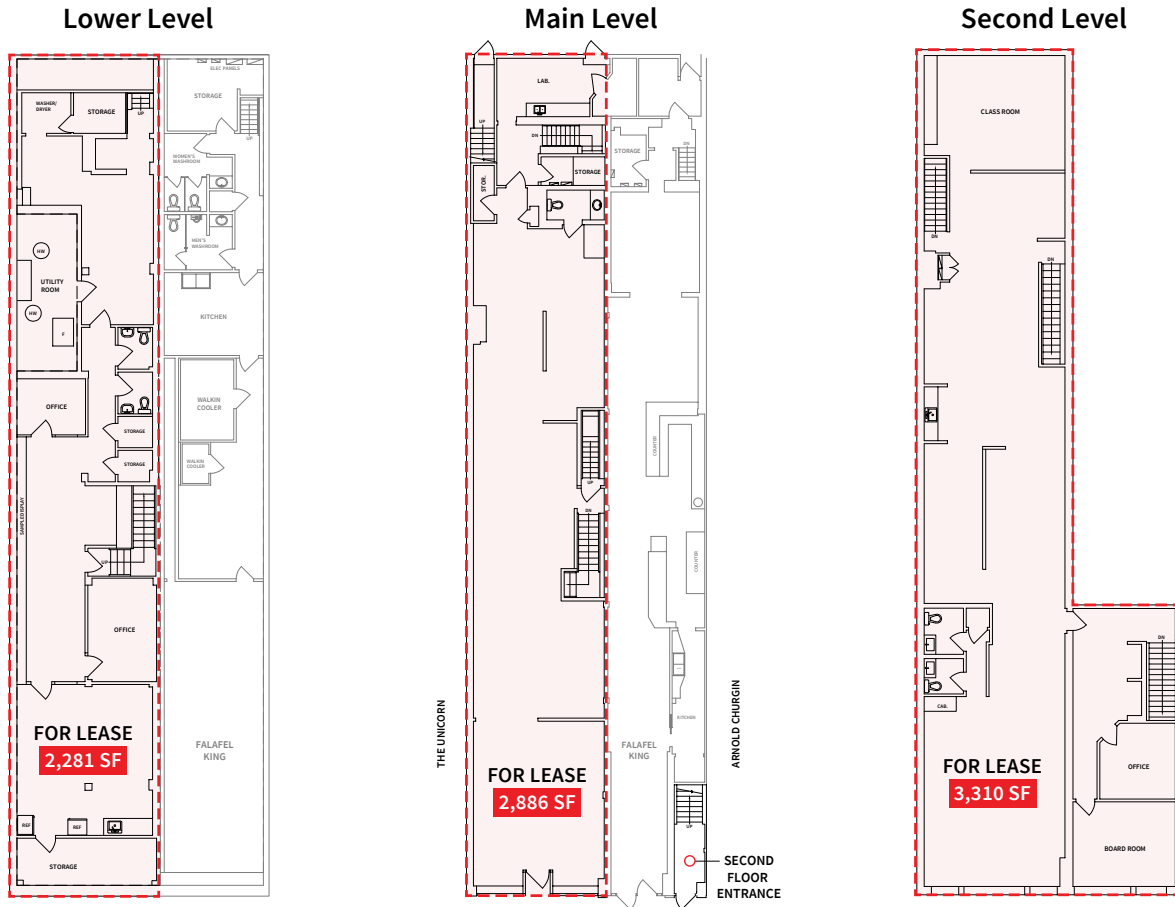
**High Street Retail & Office
Opportunities in Calgary's
prominent shopping corridor**



avenueliving
asset management

Site Plans

For Lease
225 8 Avenue SW



Property Details

High Street Retail & Office Opportunities

- Spectacular frontage along Stephen Avenue near 2nd Street SW
- One of Calgary's most prominent shopping corridors
- Suitable for a variety of retail and office uses

Lease Details

Address: 225 8 Avenue SW,
Calgary, AB

Available Space:

Lower Level: 2,281 SF

Main Level: 2,886 SF

Second Level*: 3,310 SF

Total Space: 8,477 SF

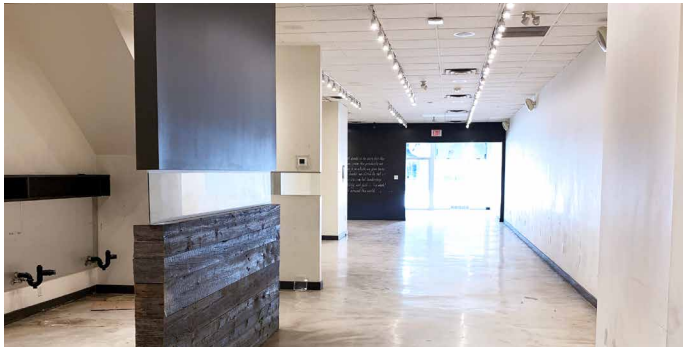
**Second Level can be leased separately*

Lease Rate: Market

Operating Costs: \$19.28 PSF (2021 est.)

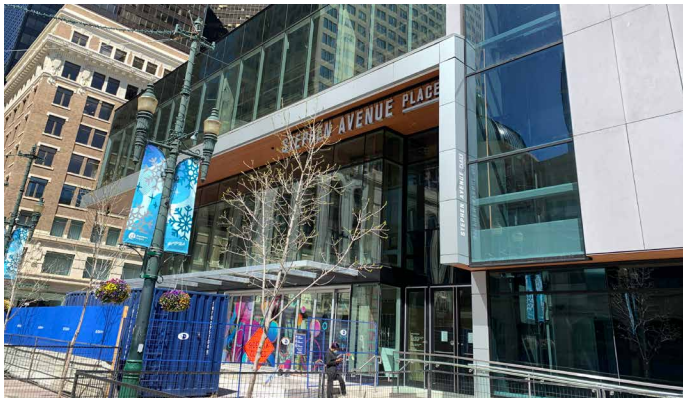
Zoning: CR20 - C20

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Nearby Tenants






Hudson’s Bay, Winners, McDonald’s, Dollarama, John Fluevog, Simons, Highlander Wine & Spirits, Harry Rosen, Holt Renfrew, Cactus Club, Shoppers Drug Mart, Hedkandi Salon, Sunterra Market, and many more



Located across from the renovated Stephen Avenue Place



Excellent views of Stephen Avenue from the Second Floor

Demographics	
(2020 Statistics)	
	2km
 Population	79,035
 Daytime Population	209,777
 Avg. Household Income	\$122,786
 Avg. Household Spending	\$109,991
 Median Age	35.2



High Street Retail & Office Opportunities
in Calgary's prominent shopping corridor

Spectacular frontage along Stephen
Avenue near 2nd Street SW



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