

# \$1,680,000 - 1046 8 Street Se, Calgary

MLS® #A2178071

**\$1,680,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.09 Acres

Ramsay, Calgary, Alberta

UPDATED CASH FLOW: Please see Cash flow in pictures and Supplements. A rare opportunity indeed, this 66' x 117' property (7,722 sq. ft.) is in a prime position in the heart of one of Calgary's most active inner-city districts. The sale price includes both 1046 and 1048 " 8th Street SE.

PLEASE DO NOT BOTHER TENANTS OR PHYSICALLY ACCESS THE PROPERTY FOR TOURS OR SHOWINGS WITHOUT PERMISSION. SHOWINGS WILL BE PROVIDED AFTER A CONDITIONAL OFFER IS ACCEPTED.

The property offers a mix of CN-1 Commercial Zoning and RCG multi residential zoning. Although the potential for a great mixed-use development is primarily the standout benefit to this property there is also the opportunity for a buyer/investor to simply purchase the properties and continue to operate as a commercial investment property. The main floor restaurant space is fully appointed with equipment for an easy transition to a new tenant but there's also a great owner/user opportunity with the additional commercial and residential tenants supplementing income. Full equipment list provided on request. The 3 bedroom, 2 full bathroom house, located on the North portion of the property is currently furnished and rented to three University student who are paying full market rents and 2/3rds of the utility costs. The residential property was renovated in 2018 with new electrical and plumbing included.



The commercial retail space above the restaurant is leased to a thriving neighborhood cannabis shop also at a full market rent. There is a newer transformer located on the property that should be sufficient to supply service to a new development. (To Be Verified).

Ramsay is a hidden Gem in the city that offers both stable and secure investment and a quiet residential location that is rapidly transitioning along with the amazing developments that are just blocks away surrounding the new Flames arena/Entertainment District, BMO Centre, and Stampede Park. This property boasts one of the highest walk scores in the city at 98 out of 100. As a bonus, Redâ€™s Diner, directly across the street, is a destination that draws 100,000 customers per year to this location. Come join the amazing neighborhood of Ramsay. Youâ€™ll be glad you did.

Built in 1913

### Essential Information

MLS® #	A2178071
Price	\$1,680,000
Bathrooms	0.00
Acres	0.09
Year Built	1913
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	1046 8 Street Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 2Z4

## Amenities

Utilities Electricity Connected, Natural Gas, Internet Access, Garbage Collection

## Exterior

Construction Wood Frame

## Additional Information

Date Listed November 12th, 2024

Days on Market 163

Zoning C-N1

## Listing Details

Listing Office D.C. & Associates Realty

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