

1046 8 Street SE
Calgary, Alberta

MLS # A2178071



\$1,680,000

Division:	Ramsay
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,423 sq.ft.
Zoning:	C-N1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Cable Internet Access, Cable Connected, Electricity Con
Exterior:	Wood Frame	Parking:	-
Water:	Public	Lot Size:	0.09 Acre
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	Please see supplements for full list including restaurant equipment and full furnishings for the residential property.		

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, Red'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. You'll be glad you did.