

JR

· **MERCANTILE** ·
REAL ESTATE ADVISORS INC

LIVE / WORK SPACE
FOR SALE

UNIT 112 — 535 8TH AVENUE SE
CALGARY, ALBERTA

jrmercantile.com · 403.770.3071

WOLF
#12
A LITERARY
CREATIVE
SPACE
www.hhh.com

THE GOOD SIDE
THE GOOD SIDE
THE GOOD SIDE

Informational sign on a stand in front of the stairs.

HH
CREATIVE
SPACE



GENERAL INFORMATION

THIS GROUND-FLOOR UNIT WITH A PRIVATE EXTERIOR ENTRANCE PROVIDES A UNIQUE OPPORTUNITY FOR A TRUE LIVE / WORK SPACE IN EAST VILLAGE. THE UNIT HAS BEEN THOUGHTFULLY RENOVATED, FEATURING 15-FOOT PLUS CEILINGS AND AN OPEN INDUSTRIAL-STYLE LAYOUT. THE LOFTED SPACE CAN BE USED AS A BEDROOM AREA OR A PRIVATE OFFICE WITH ITS OWN WASHROOM. ADDITIONAL UNIQUE FEATURES INCLUDE GLEAMING CONCRETE FLOORS AND EXPOSED CONCRETE CEILINGS / PILLARS. THE SPACE ALSO INCLUDES A PICTURE RAIL SYSTEM, STAGE LIGHTING, AND ONE ADDITIONAL WASHROOM ON THE MAIN FLOOR. THE UNIT ALSO FEATURES ALBERTA'S FIRST BOOKMARK ON THE CANADIAN LITERARY TRAIL WHICH WAS INSTALLED IN SEPTEMBER 2019 AT THE EXTERIOR OF THE BUILDING. THE BUILDING HAS A GORGEOUS SHARED ROOFTOP PATIO WITH BARBEQUES AND AN ENTERTAINING ROOM FOR SOCIAL GATHERINGS. CONDO FEES INCLUDE HEAT, SNOW REMOVAL, WATER & SEWER, AND ELECTRICITY. THE UNIT HAS THE POTENTIAL TO BE ZONED UP TO 100% COMMERCIAL USE SUBJECT TO THE CITY OF CALGARY'S APPROVAL.

SCAN HERE FOR VIRTUAL TOUR →



PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION 535 8 TH AVENUE SE (BUILT IN 2003)	ASKING PRICE \$600 / SQ. FT.	PARKING ONE TITLED STALL
AVAILABLE FOR SALE UPPER: 303.04 SQ.FT. - RMS LOWER: 650.33 SQ.FT. - RMS	CONDO FEES \$0.59 / SQ. FT. (ESTIMATED 2022)	TRAFFIC COUNTS 9 TH AVE SE AND 5 TH STREET SE: 16,000 VEHICLES / DAY 8 TH AVE SE AND 6 TH STREET SE: 10,000 VEHICLES / DAY OLYMPIC WAY: 12,000 VEHICLES / DAY
AVAILABLE IMMEDIATELY	TAXES \$5,869.94 / ANNUM OR \$6.15 / SQ.FT.	
	ZONING CC-EPR	

DEMOGRAPHICS

POPULATION	2KM	3KM	5KM
2022	51,559	104,412	202,842
2027	56,499	114,529	223,431
GROWTH			
2022 - 2027	1.9%	1.9%	2.0%
AVERAGE INCOME			
2022	\$109,123	\$123,684	\$134,760
MEDIAN AGE OF POP.			
2022	37.30	37.30	37.70

VISIT US
300, 525 11TH AVENUE SW
CALGARY, ALBERTA T2R 0C9

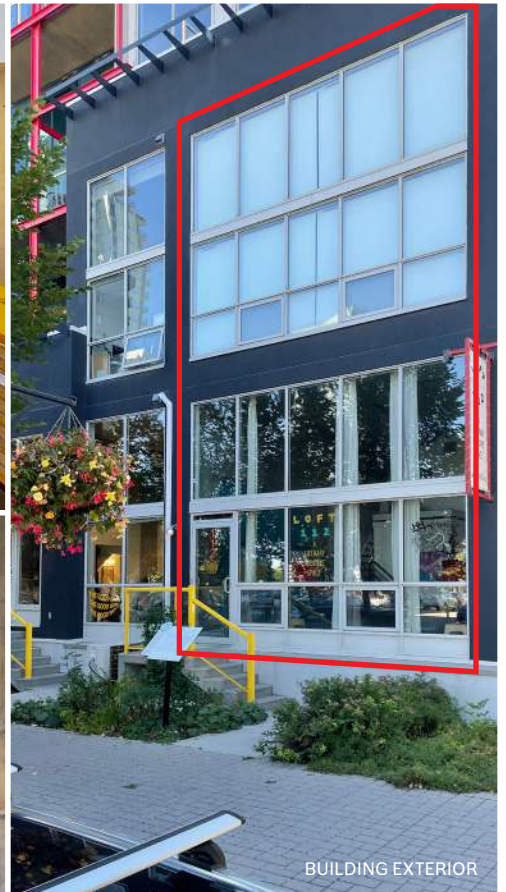
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INTERIOR / EXTERIOR SPACE



MAIN FLOOR SPACE



BUILDING EXTERIOR



MAIN FLOOR SPACE



LOFT

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