

BLACK & WHITE MEAT GROCERY

1702 8 Street SE, Calgary, AB

RETAIL FOR LEASE

BEAUTIFULLY RECREATED HISTORICAL COMMERCIAL BUILDING



- 1,038 SF boutique retail space available Fall 2025 in a mixed-use project with 11 townhomes on-site
- Ideally located to serve the affluent and dense communities of Ramsay and Inglewood
- Classic corner-store style opportunity with high visibility, ample glazing, and prominent signage along 8th Street SE
- Targeting amenity-focused tenants to serve surrounding residents and nearby commuters
- Strong connectivity to East Village, Bridgeland, and nearby industrial hubs via Blackfoot Trail and Ogden Road

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HISTORIC BUILDING REIMAGINED

ORIGINAL HISTORIC
STRUCTURE FROM 1935



PRIME LOCATION

Southeast Calgary's Ramsay neighborhood with dense residential, high commuter traffic, and surrounded by local boutique food, beverage, and retail businesses.

UNIQUE OPPORTUNITY

Meticulously rebuilt to modern standards in a historical character and style due to historical designation.

REBUILT STRUCTURE
AVAILABLE FALL 2025



HISTORIC SIGNIFICANCE

Originally opened in 1935 as Black & White Meat & Grocery by Henry Benner, operated as a family corner store for 50+ years.

ARCHITECTURAL FEATURES

Modern-style building with distinctive corner entrance, curved projecting canopy, and large plate-glass display window facing 8 St SE.

PROPERTY FEATURES

Vacancy	856 SF – Useable; 1,038 SF – Leasable
Available	Immediately
Address	1702 8 St SE, Calgary, AB
Legal	Lot 1 – 6; Block 2, Plan 4040 N
Zoning	Multi-Residential - Low Profile Support Commercial (M-X1)
Basic Rent	Market
Op Costs	(2025 est.) \$15.00 psf – to be confirmed
Utilities	Separately metered
Parking	Street



HIGH EXPOSURE

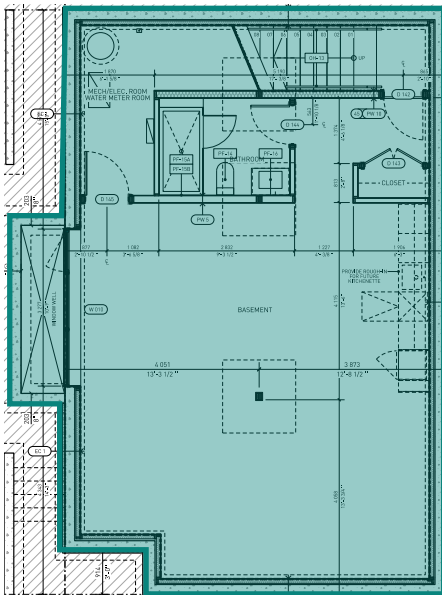


DENSE RESIDENTIAL AROUND SITE,
WITH MORE COMING TO THE AREA

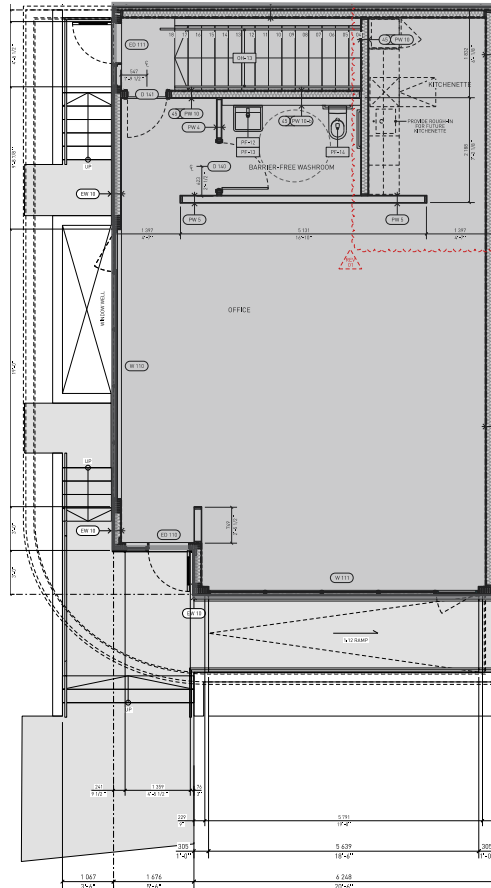


UNIQUE CURB APPEAL

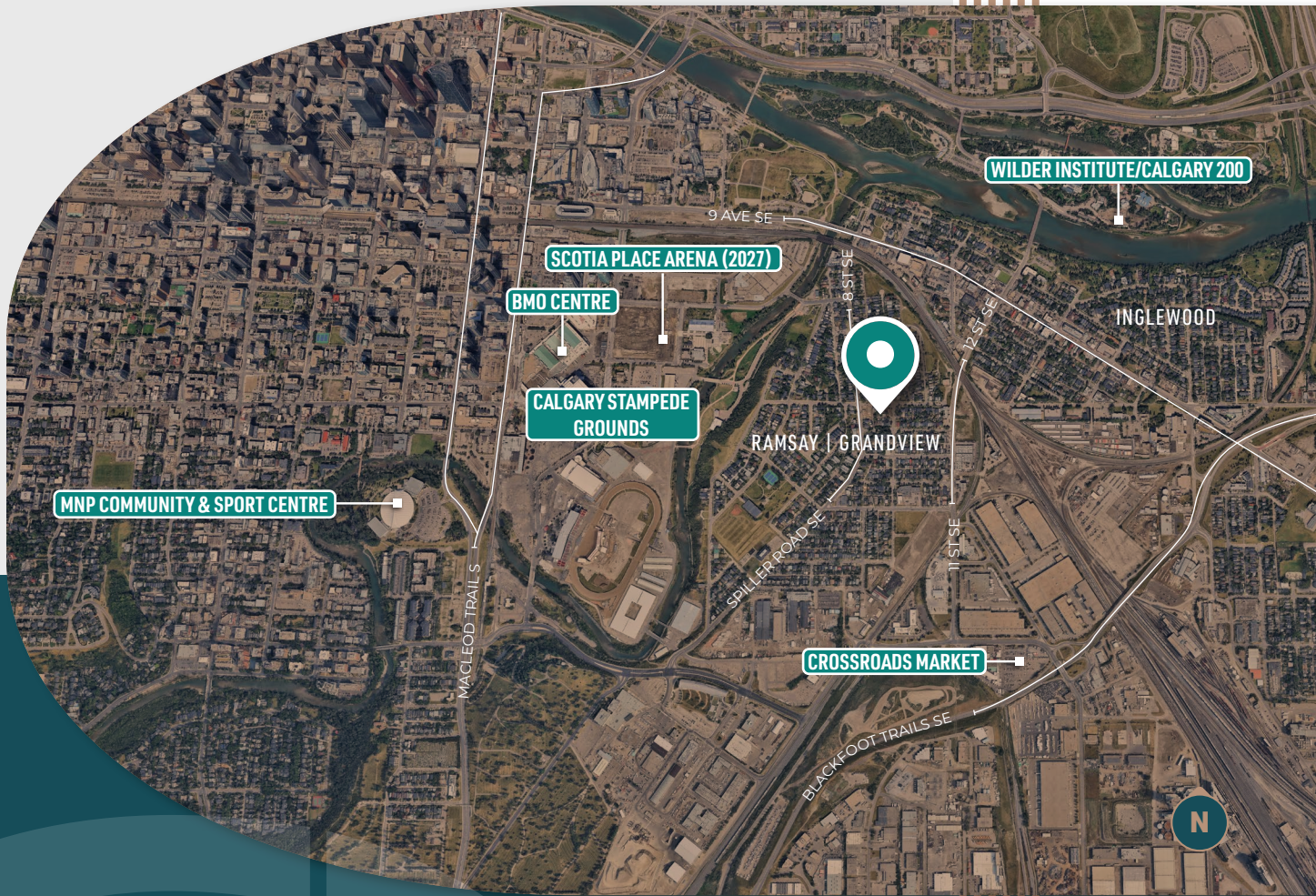
FLOOR PLAN



BASEMENT
AVAILABLE



MAIN FLOOR
LEASED



AREA DEMOGRAPHICS

2 KM RADIUS

91,501

DAYTIME POPULATION

37,671 residents
33.5% growth (2019-2024)
37.5 % projected growth (2024-2029)

57.2%

20-44 YRS

0-19 yrs = 9.7%
40-64 yrs = 18.5%
65+ yrs = 14.3%

\$129,659

AVERAGE HOUSEHOLD INCOME

21.4% earn \$60-100,000
44.6% earn \$100,000+

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