

For Lease

113 8TH AVENUE SW

FEATURES

- 3,361 SQ FT MAIN FLOOR
- RESTAURANT
- 2,909 SQ FT LOWER BAR
- INCLUDES TWO BUILT OUT KITCHENS





LOCATION

NEIGHBOURHOOD: STEPHEN AVENUE

DOWNTOWN
COMMERCIAL

Bow Valley Square
SW

6 Ave SW

Avenue Walk

Patagonia Calgary

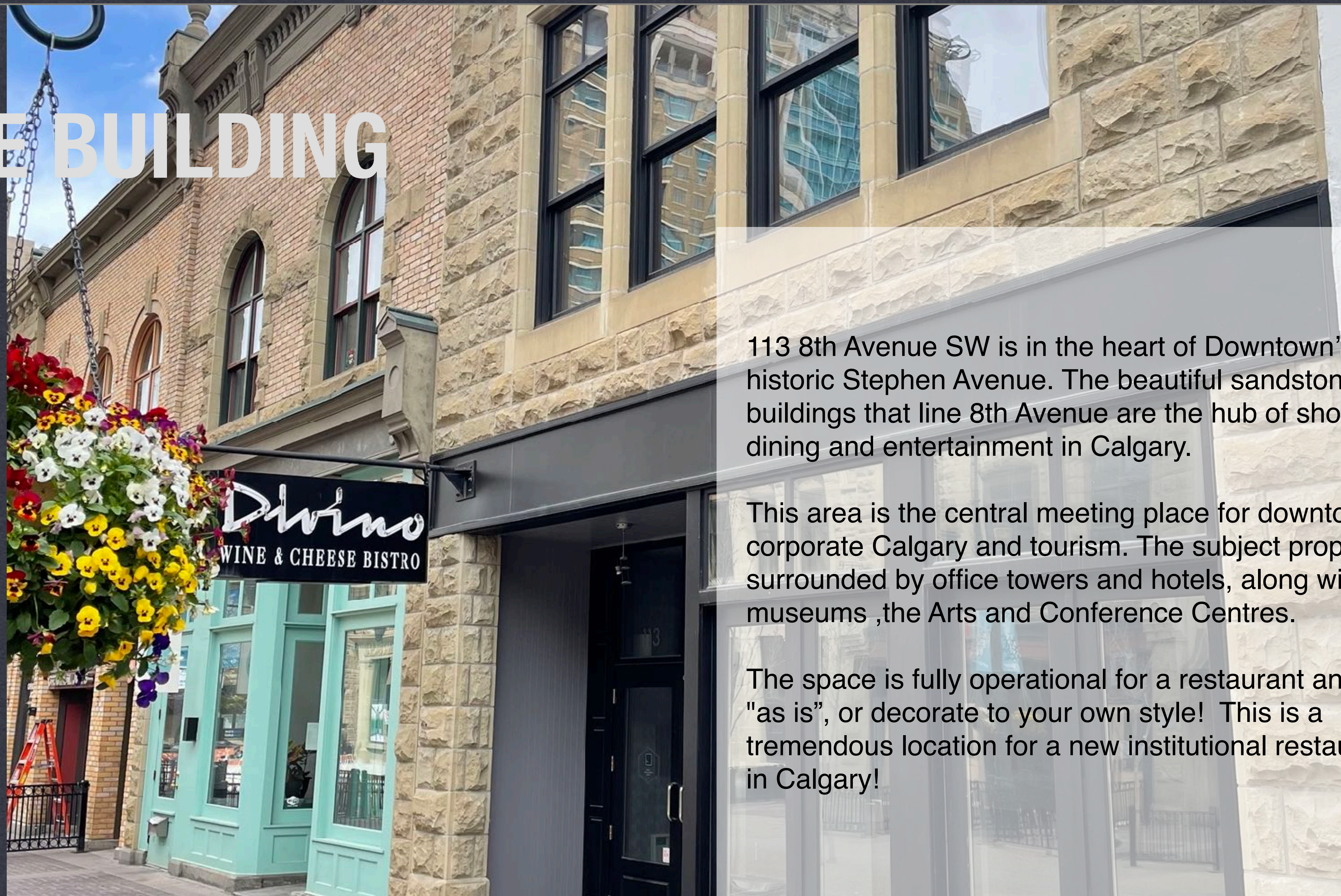
Subject
Site

113 8 Ave SW,
Calgary, AB T2P 1B4

9 Ave SW



THE BUILDING



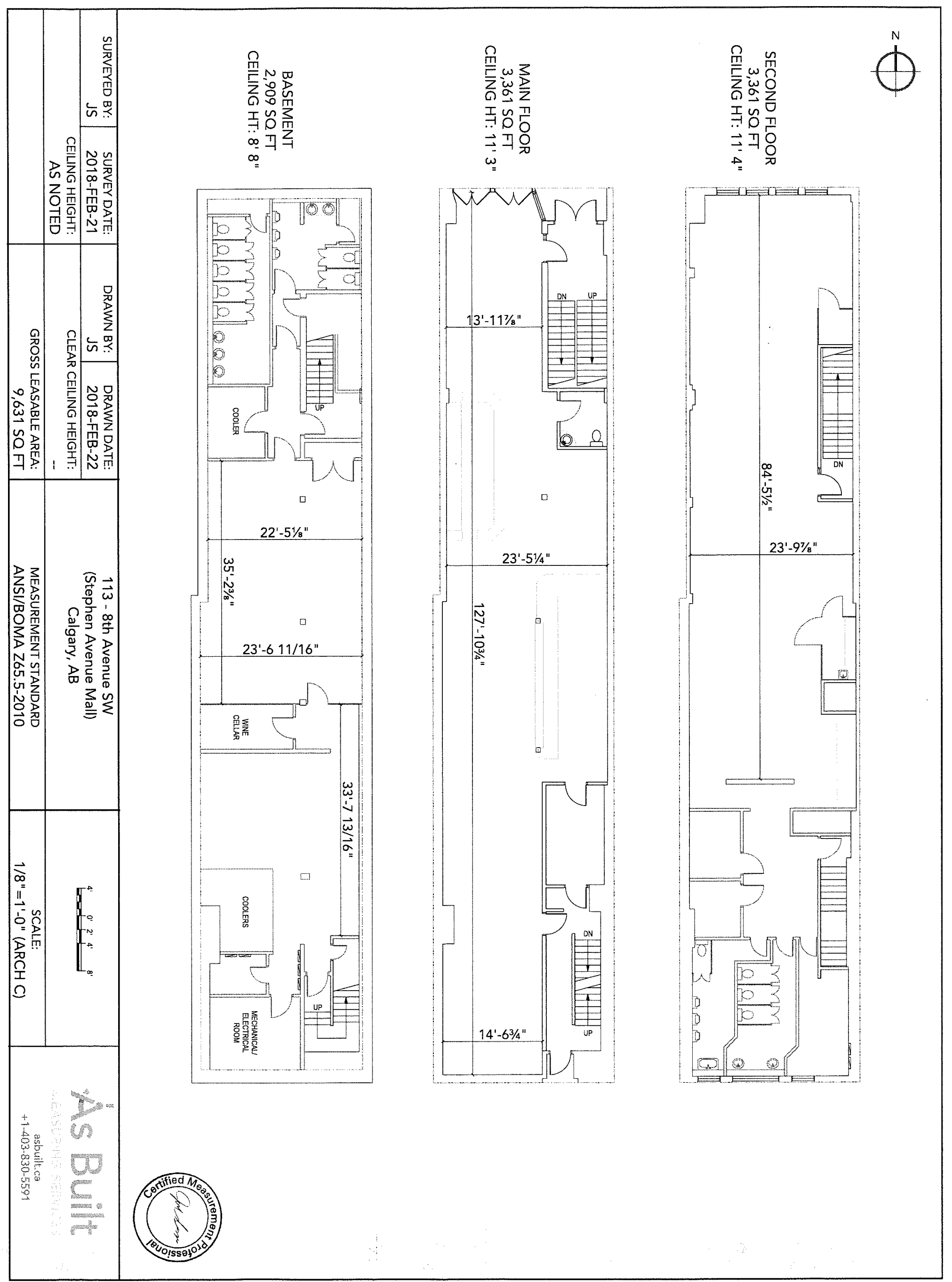
113 8th Avenue SW is in the heart of Downtown's historic Stephen Avenue. The beautiful sandstone buildings that line 8th Avenue are the hub of shopping, dining and entertainment in Calgary.

This area is the central meeting place for downtown corporate Calgary and tourism. The subject property is surrounded by office towers and hotels, along with museums, the Arts and Conference Centres.

The space is fully operational for a restaurant and bar "as is", or decorate to your own style! This is a tremendous location for a new institutional restaurant in Calgary!

FLOOR PLAN/LAYOUT

- 3,361 Square Feet Main floor Restaurant & Open Kitchen
- 2,909 Square Feet Lower Level Bar, Washrooms & Kitchen
- Previous full service Restaurant & Bar
- Includes two full kitchen
- Street side Patio
- 2nd Floor 3,361 Square Feet potentially available





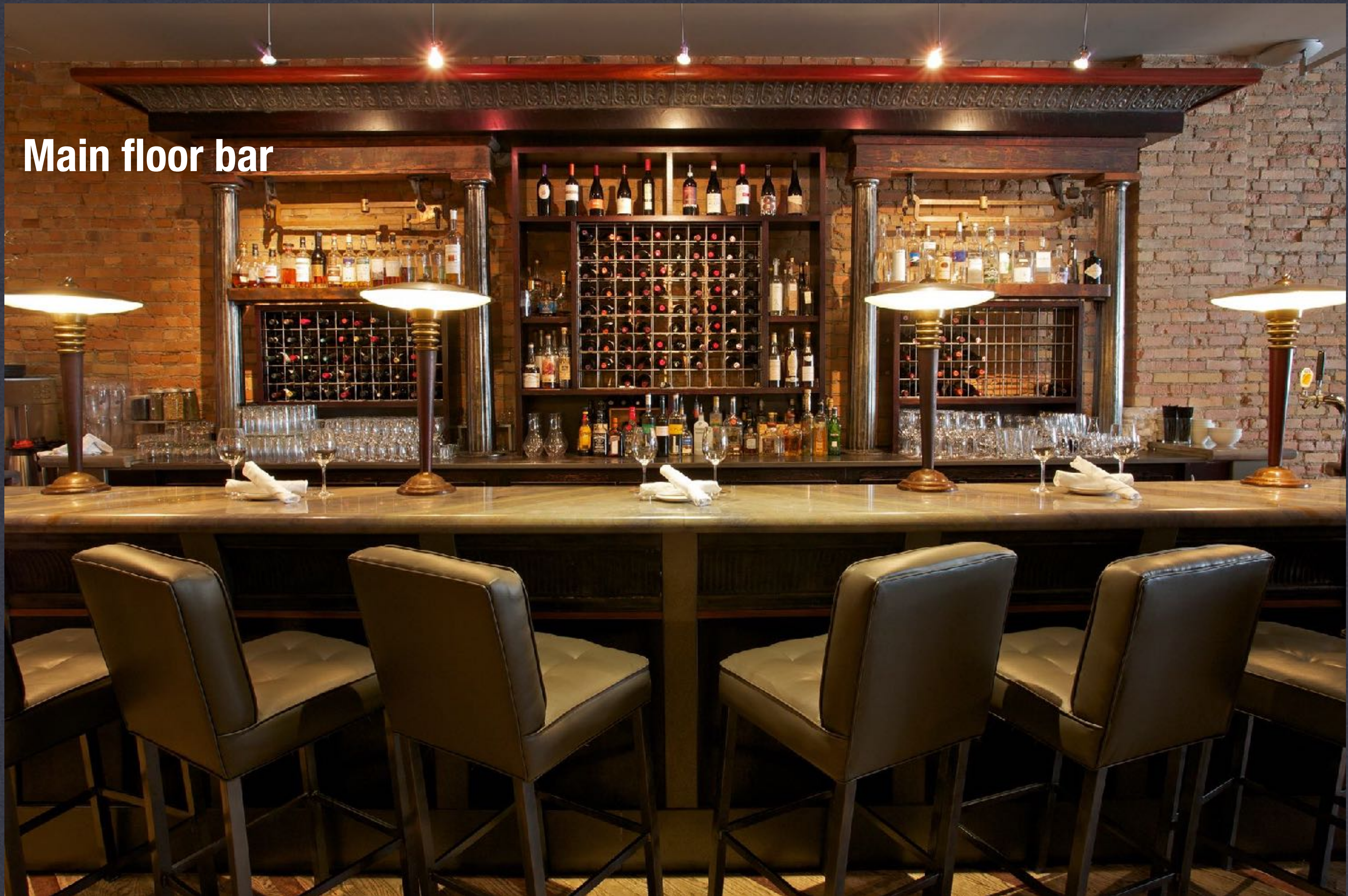
The Main Floor dining area



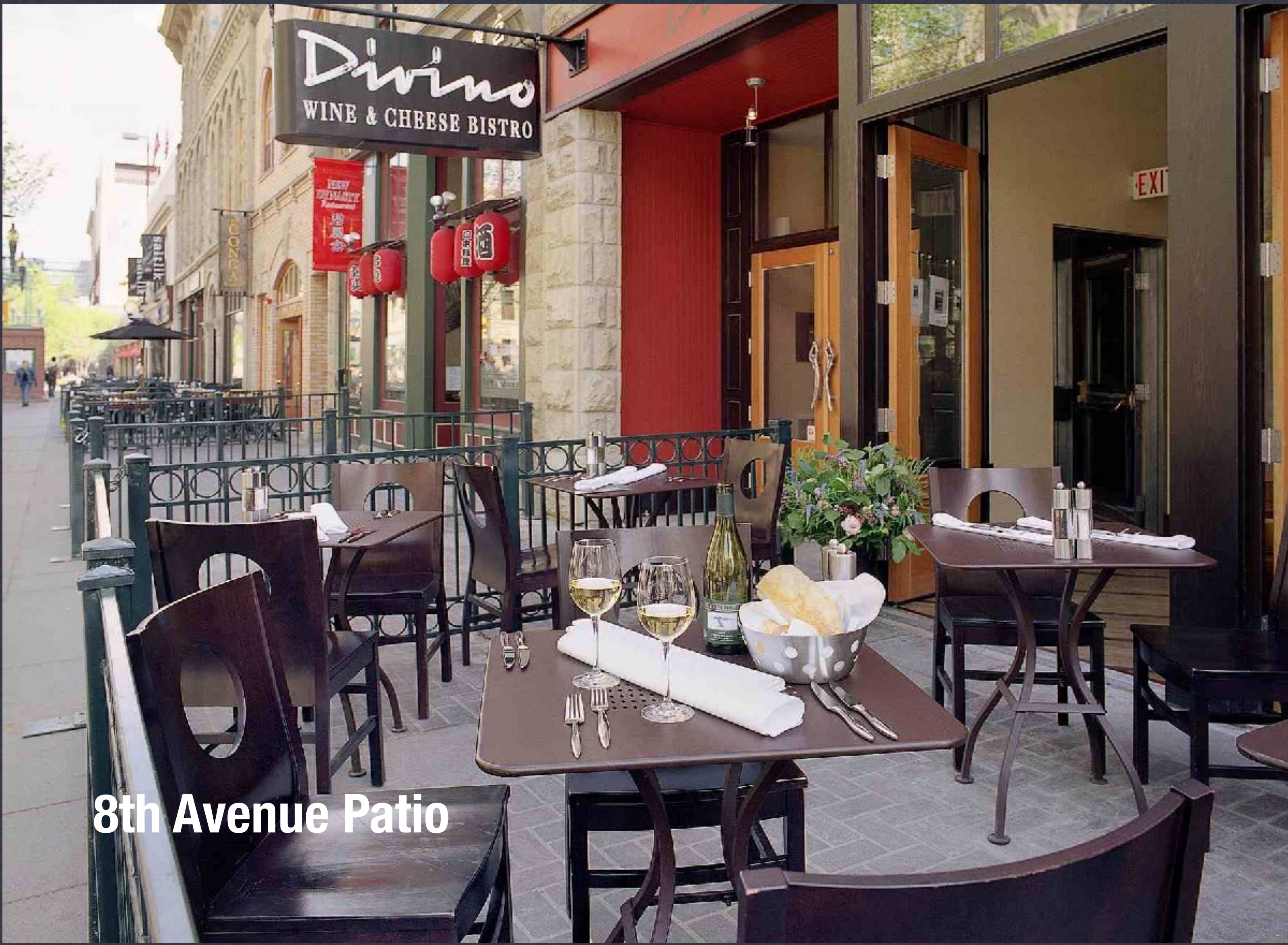
Open Kitchen



Main floor bar







8th Avenue Patio



Lower Level



CONTACT

FOR MORE INFORMATION OR TO SCHEDULE A TOUR, PLEASE CONTACT:

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