



1709 8 Avenue NE, Calgary

22,891 SF (+/-) OFFICE / LIGHT INDUSTRIAL COMMERCIAL CONDO



## PROPERTY DETAILS

Address:	1709 8 Avenue NE, Calgary
Zoning:	I-B f1.0
Legal:	Condo Plan 0012344, Unit 1
Total Size:	22,891 SF (+/-)
Sale Price:	Below Market - Call agent for details
Property Taxes:	TBV
Condo Fees:	\$18,844.17 + GST / month
Parking:	50 Surface 29 Underground



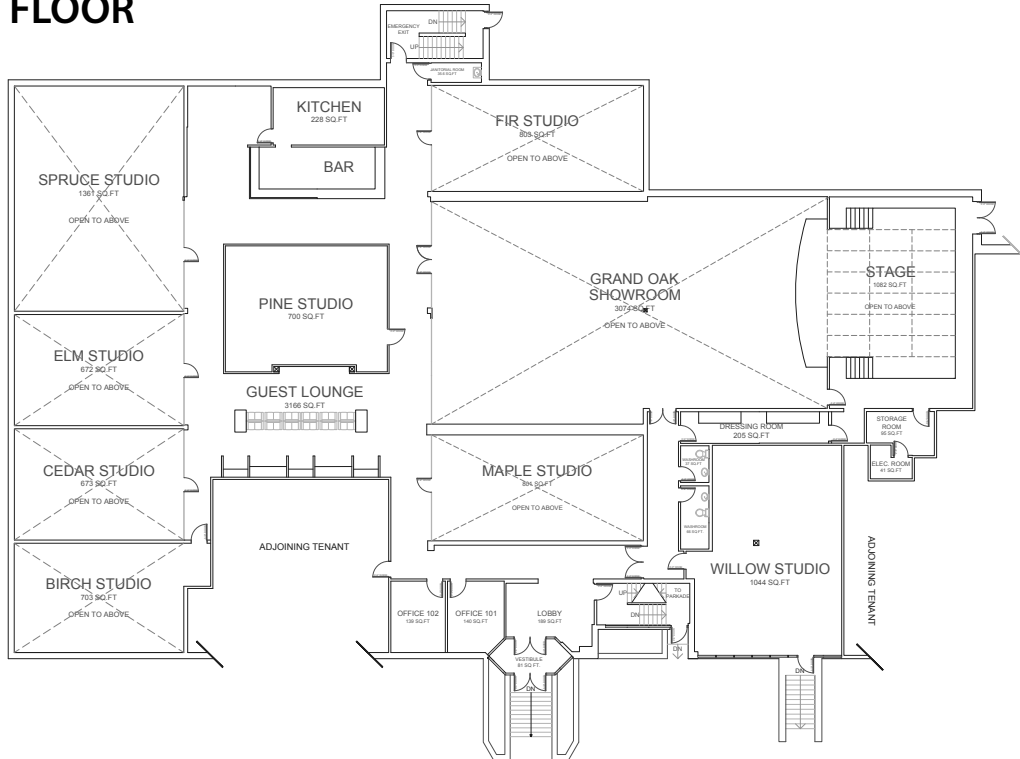
## PROPERTY HIGHLIGHTS

- Abundant underground and surface parking available
- Suitable for office, light industrial or commercial condo use
- Minutes from downtown Calgary
- Timeless two-storey brick façade
- Centrally located with excellent accessibility
- Opportunity to customize the space

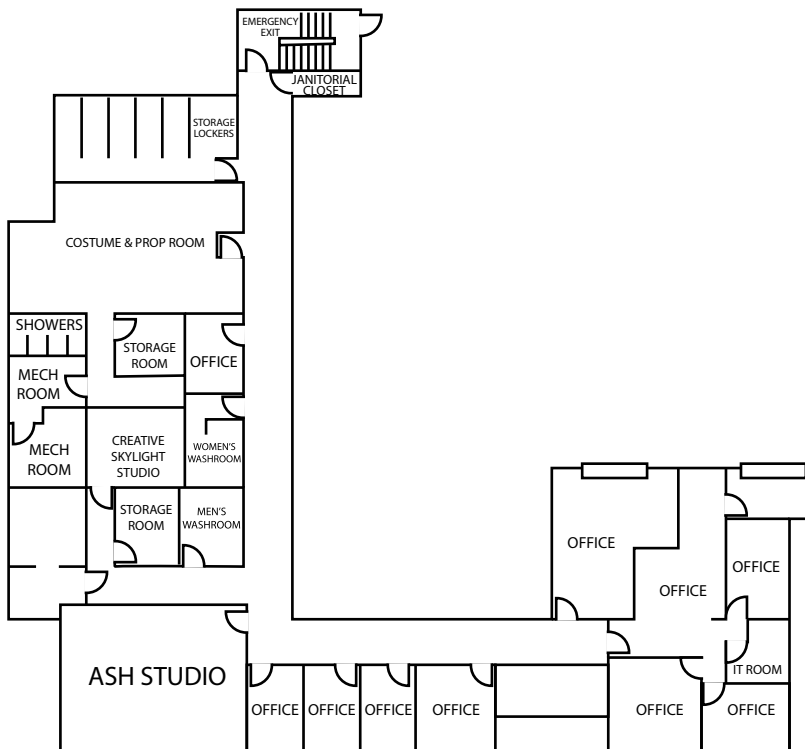


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## MAIN FLOOR



## SECOND FLOOR



**Disclaimer:** This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise. **Property details** provided are for general informational purposes only and may be subject to change without notice. While efforts are made to ensure accuracy, all information—including features, power, dimensions, availability, and other details—should be independently verified. Prospective tenants or buyers are advised to confirm all details directly with the property owner, landlord, or authorized representative before making any decisions.



# PROPERTY LOCATION

1709 8 Avenue NE, Calgary

## Neighbourhood features:



DOWNTOWN



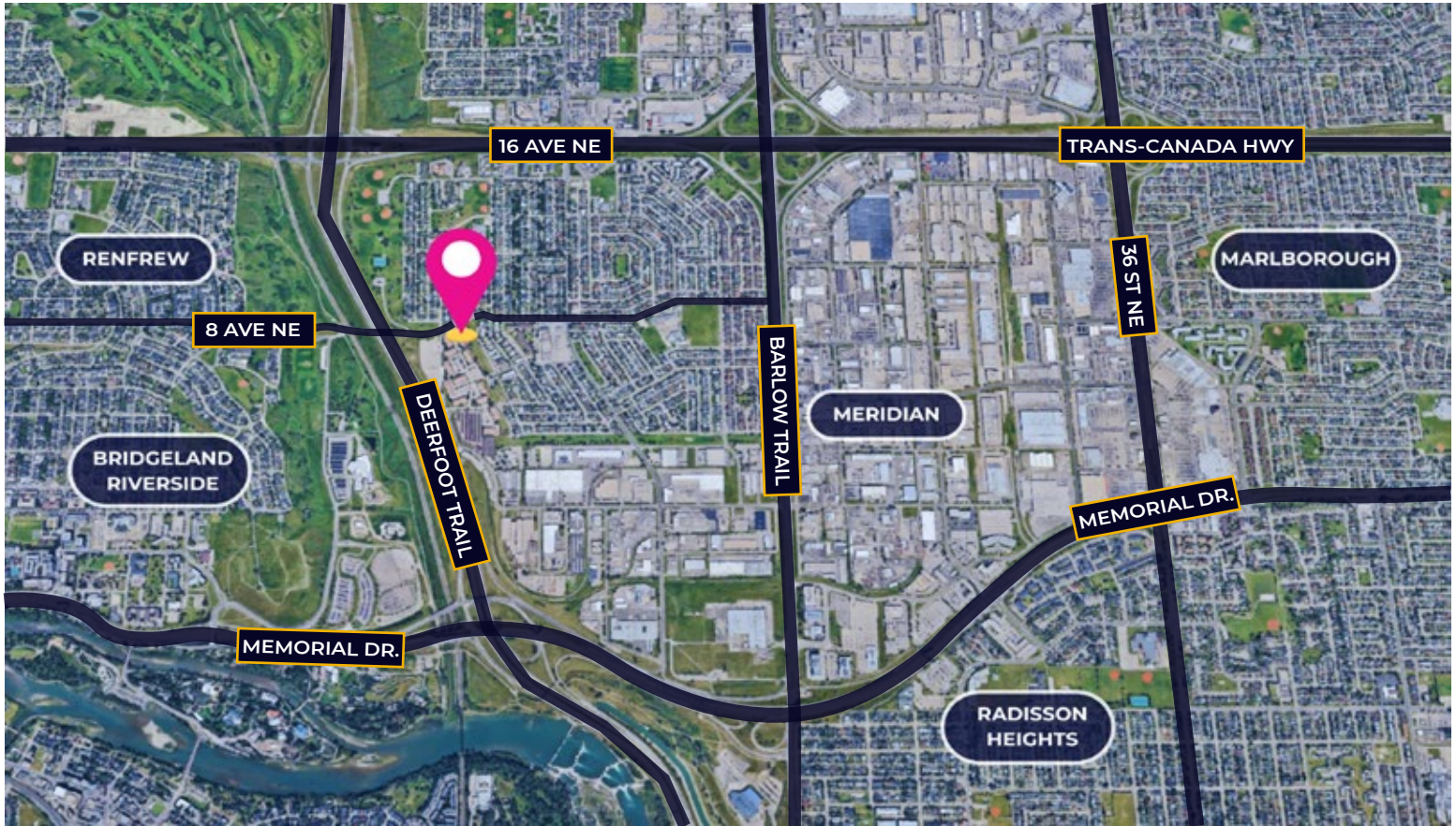
TRANSIT



SHOPPING



DINING



### VEHICLES PER DAY

- 8 Avenue NE: 9,000
- Deerfoot Trail: 144,720



### AREA POPULATION (within 5kms)

- 189,741 Residents
- 405,025 Daytime Population



### AREA INCOME

- Average household income of \$107,102



### LOCATION FEATURES

- Quick access to Deerfoot Trail, 16 Ave, and Edmonton Trail
- Minutes from downtown and Calgary International Airport
- Close to Marlborough C-Train Station and bus routes
- Nearby Mayland Shopping Centre and local dining options
- Located within Evergreen Community SPACES – a vibrant arts hub

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