

Unique Office Conversion

1801 8 STREET SW



Chris Zaharko Associate
403-874-0424

Lesley Jorgensen Associate
403-862-8594

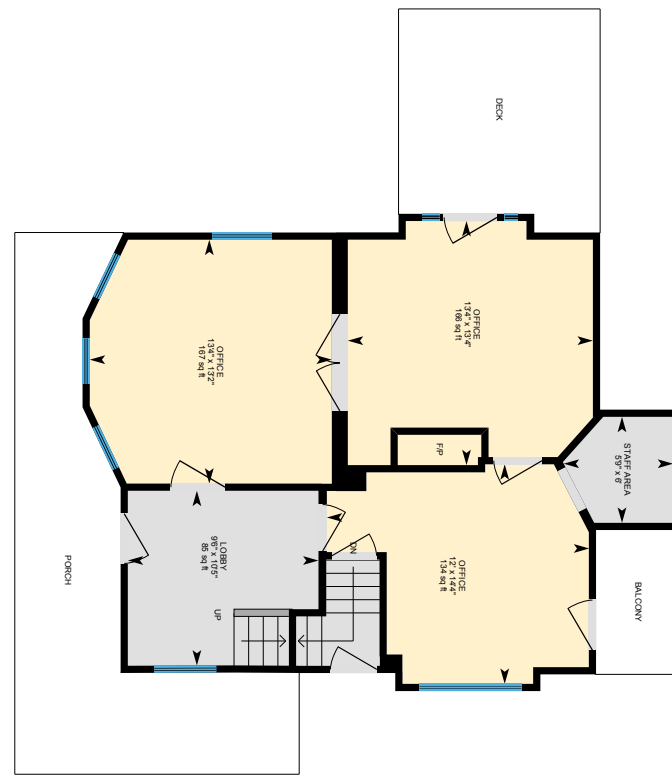
ROYAL LEPAGE
BENCHMARK
INDEPENDENTLY OWNED AND OPERATED, BROKER

chris@zaharko.com
lesleyj@royallepage.ca

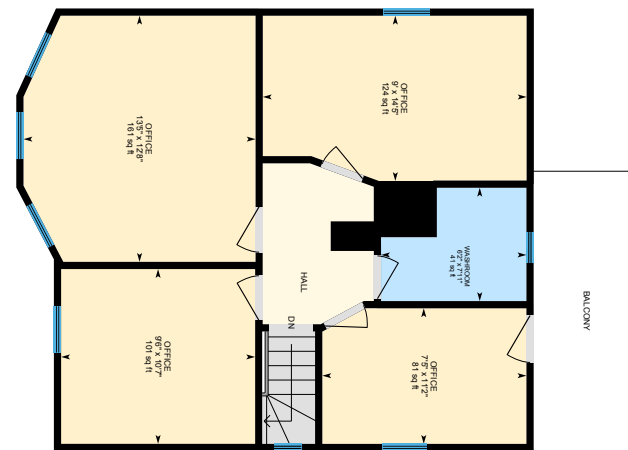
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1801 8 St SW, Calgary, AB

Main Building: Total Exterior Area Above Grade 1328.47 sq ft



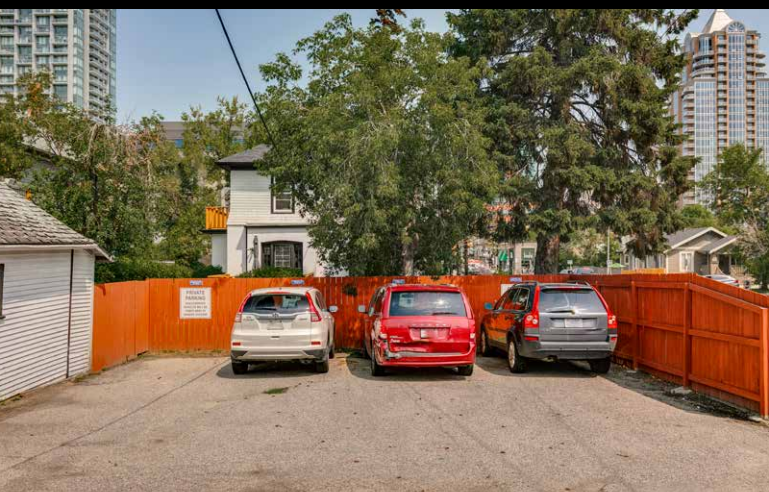
Main Floor
683.80 sq ft

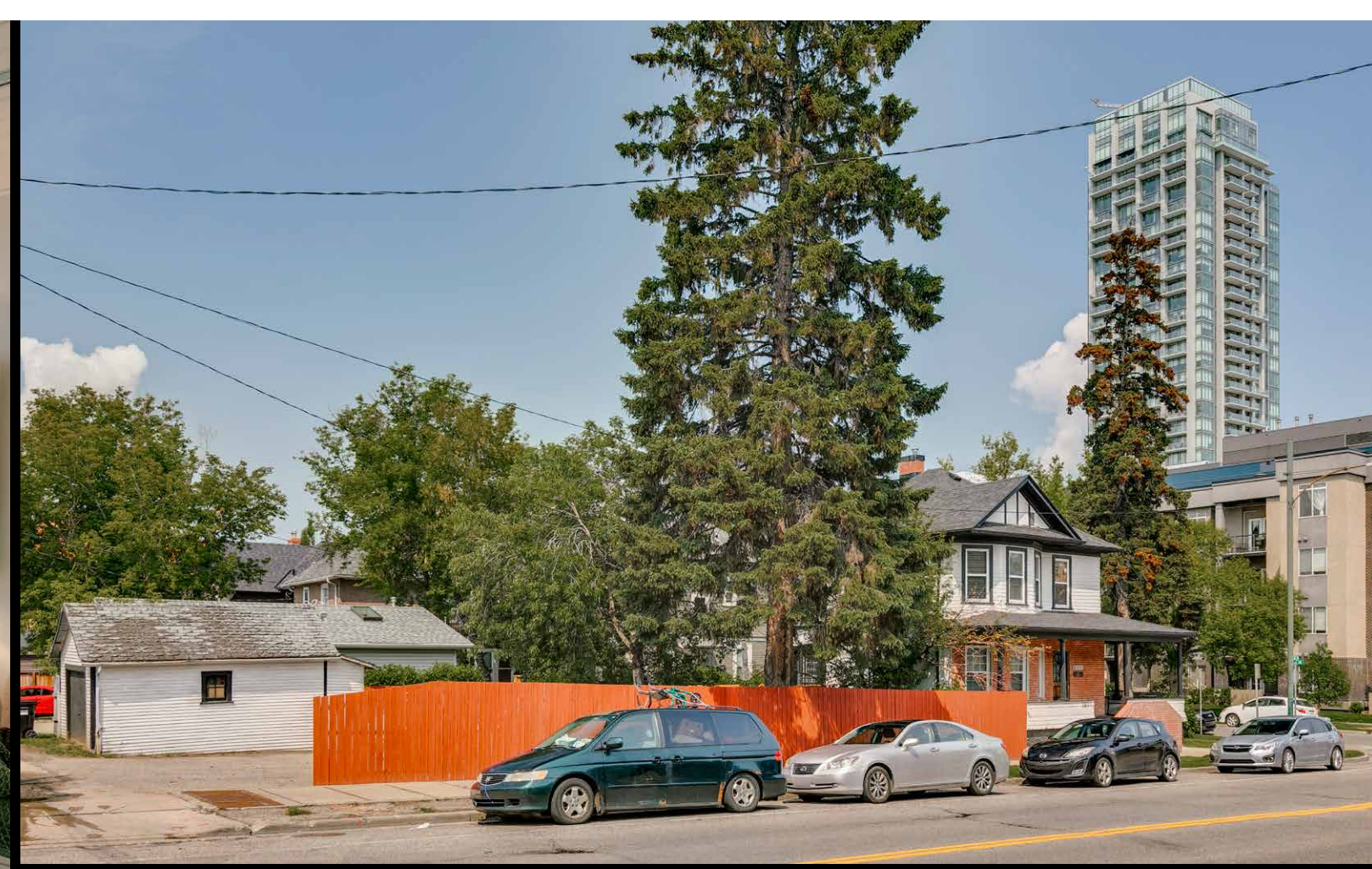


2nd Floor
644.67 sq ft

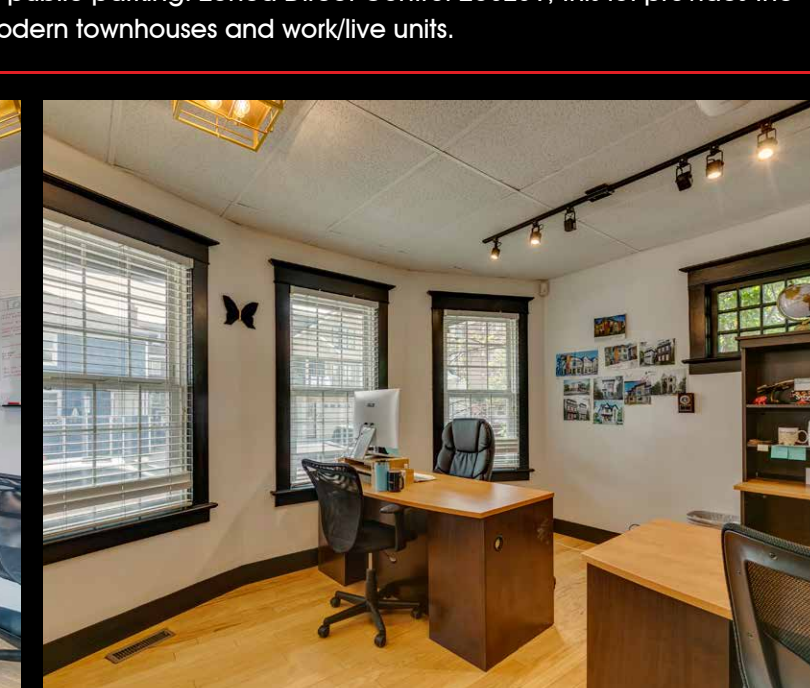
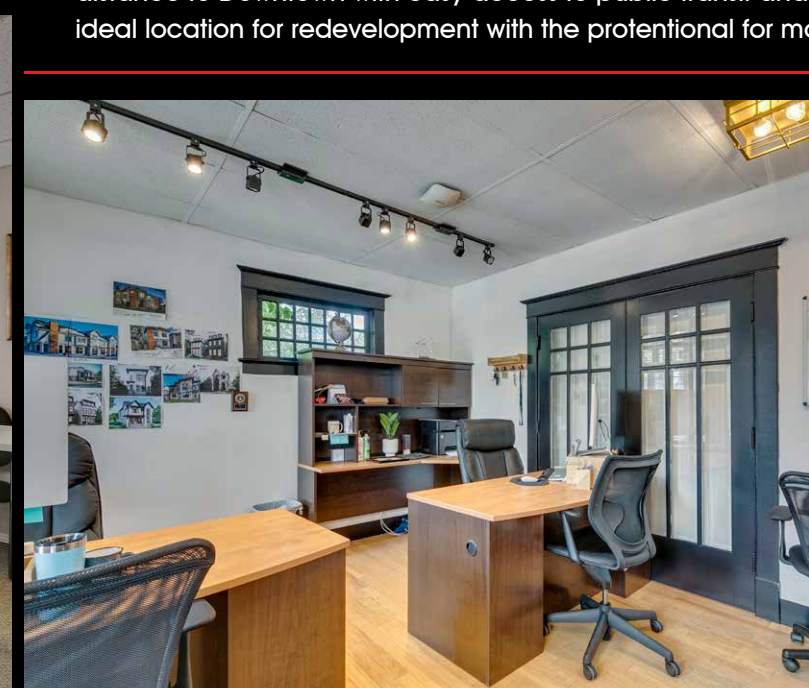


Basement (Below Grade)
562.80 sq ft





Situated on a 50' x 120' corner lot in Lower Mount Royal, this unique professional building is the perfect location for a professional or private practice. Ideal for lawyers, accountants, architects, and counsellors. This well-maintained character two storey has been converted into 7 private offices. 2 of the areas are separated by French doors allowing for a larger workspace. Over 1,800 sq ft over 3 levels mean you can utilize the whole space or create a work share environment for multiple services. There is a quaint lobby/waiting off the main entrance, a kitchenette area, 2 washrooms and storage. 3 of the workspaces include balconies and there is a large veranda around the front of the property. The basement houses a large storage area that could be utilized as an 8th large office space. There is private parking located at the back of the property accommodating 8 tandem spots. The single detached garage provides addition secure storage. Located 1 block off of 17th Ave SW and walking distance to Downtown with easy access to public transit and public parking. Zoned Direct Control 208Z81, this lot provides the ideal location for redevelopment with the protentional for modern townhouses and work/live units.



Chris Zaharko
403-874-0424
chris@zaharko.com

Lesley Jorgensen
403-862-8594
lesleyj@royalpage.ca

MLS:	A2076144
Taxes:	\$26,710/2023
Area:	Lower Mount Royal
Size:	1,800 SqFt
Lot Size:	50'x120'
Zoning:	Direct Control

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