KPLI GLOBAL

Globe Cinema & Rileys Reproduction & Printing

617 – 8 AVENUE SW

621-627 – 8 AVENUE SW

CALGARY, AB

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Globe Cinema

Property Details

Address	617 – 8 Avenue SW, Calgary AB
Building size	12,300 sf
Site size	6,172 sf
Zoning	Commercial Residential District (CR20-C20/R20)
Price	$2,400,000

Excellent exposure along 8th Avenue SW

Access is excellent. 5th Street SW to the East is a major southbound connector to the Beltline district

This is a strong commercial downtown location with superb adjacent covered City parking, and significant office

One block to the LRT C-Train

- Composed of two theatres served by a lobby, built in 1973/74, and renovated circa 1995. It is two storeys plus a basement with a Net Rentable Area of 12,300 sf

- The structure is concrete, the roof is built-up asphalt, the exterior cladding is brick veneer, concrete , stucco and vertical metal siding. The floor is a combination of carpet, ceramic tile and PVC. Fire & Safety, Security, Mechanical & Electrical Systems are all operational and current with inspections.

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Rileys Reproduction & Printing

Property Details

Address	627 – 8 Avenue SW, Calgary AB
Building size	33,226 sf
Site size	13,044 sf
Parking	8 at grade parking stalls are available onsite at the rear
Zoning	Commercial Residential District (CR20-C20/R20)
Price	$4,400,000

Excellent exposure along 8th Avenue SW

Access is excellent. 5th Street SW to the East is a major southbound connector to the Beltline district

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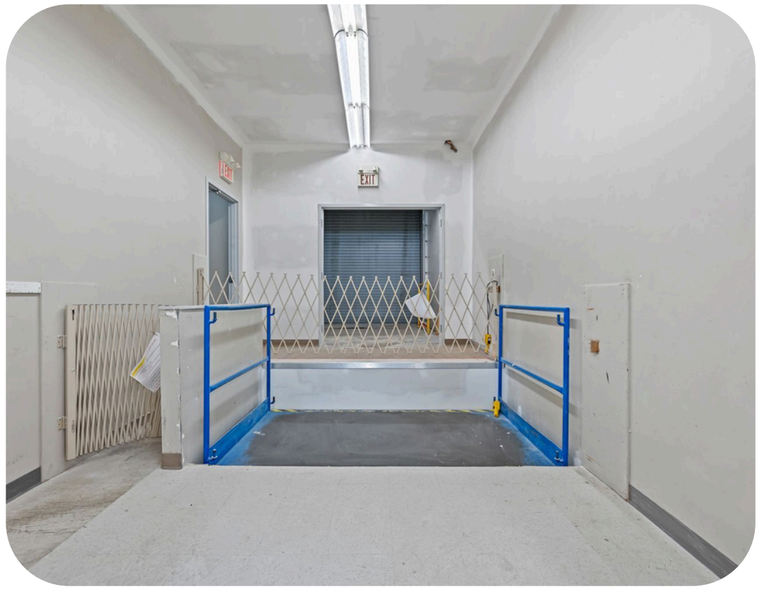
One block to the LRT C-Train



- Built in 1954, and renovated in 1982/83 and later in 1991.
- The improvements consist of three older buildings, which have been joined to provide a custom designed facility used for the purpose of a printing/reproduction company (Rileys Reproduction & Printing Ltd.). The second and third floor accommodate offices.
- Net Rentable Areas are 9,629 sf main floor, 8,003 sf second floor, 6,103 sf third floor and 9,491 sf. Totaling 23,735 sf above ground and 33,226 sf total included basement

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Contact us

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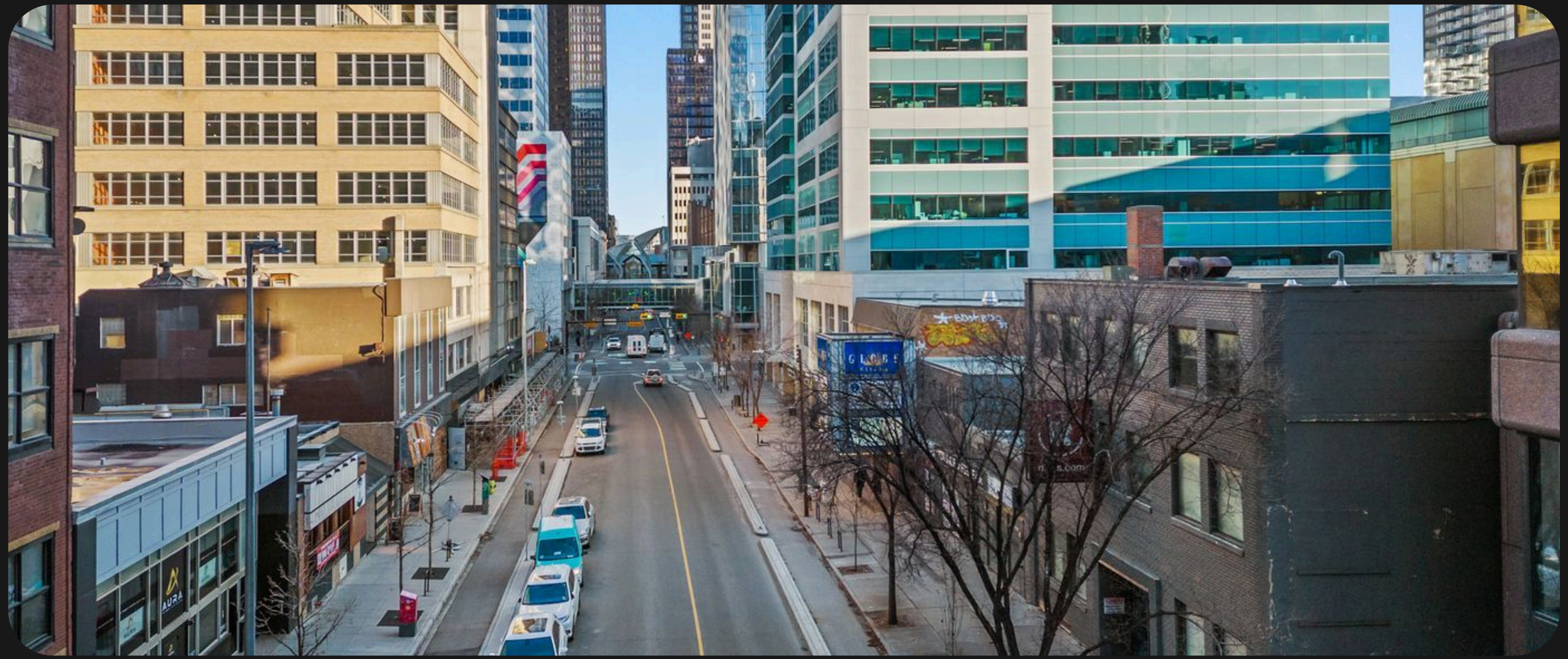
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