



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.

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



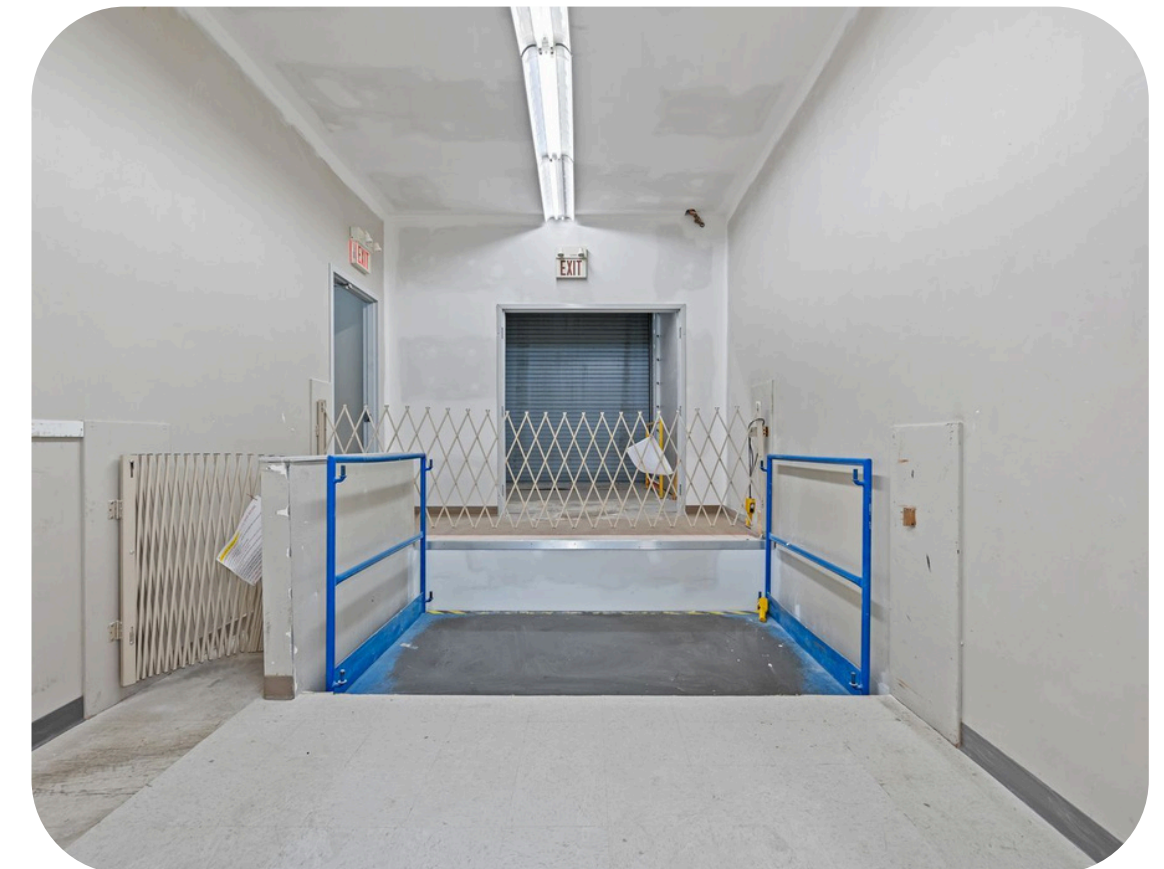
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One block to the LRT C-Train



- 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. Totalling 23,735 sf above ground and 33,226 sf total included basement

Contact us

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