

**117 & 119 8 Avenue SW
Calgary, Alberta**

MLS # A2214143



\$5,999,000

Division: Downtown Commercial Core

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: The Pioneer

Bus. Name: -

Size: 16,930 sq.ft.

Zoning: CR20-C20

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Flat Torch Membrane

Utilities: -

Exterior: Brick, Concrete, Mixed, See Remarks, Stone

Parking: -

Water: -

Lot Size: 0.15 Acre

Sewer: -

Lot Feat: -

Inclusions: NA

A rare opportunity to own a beautifully restored heritage building in the heart of Calgary's iconic Stephen Avenue (8th Avenue)—a vibrant destination known for its energy, rich history, and a bustling mix of restaurants, cafés, and entertainment venues. The Pioneer has recently undergone extensive cosmetic and mechanical upgrades, seamlessly blending historical charm with modern convenience. This one-of-a-kind space offers a truly inspiring environment for your business. Own a piece of Calgary's past while positioning yourself for the future.