

C/S

RETAIL PODIUM IN EMERALD STONE TOWER FOR SALE

1436 8th Street SW
Calgary

**NEW
COMPETITIVE
PRICING**

FULLY LEASED

**POSITIVE
LEVERAGE**

CURRENT
TENANTS

NOODLEBOX™
SOUTHEAST ASIAN NOODLE BAR



PAROS
REAL GREEK



bb.q CHICKEN

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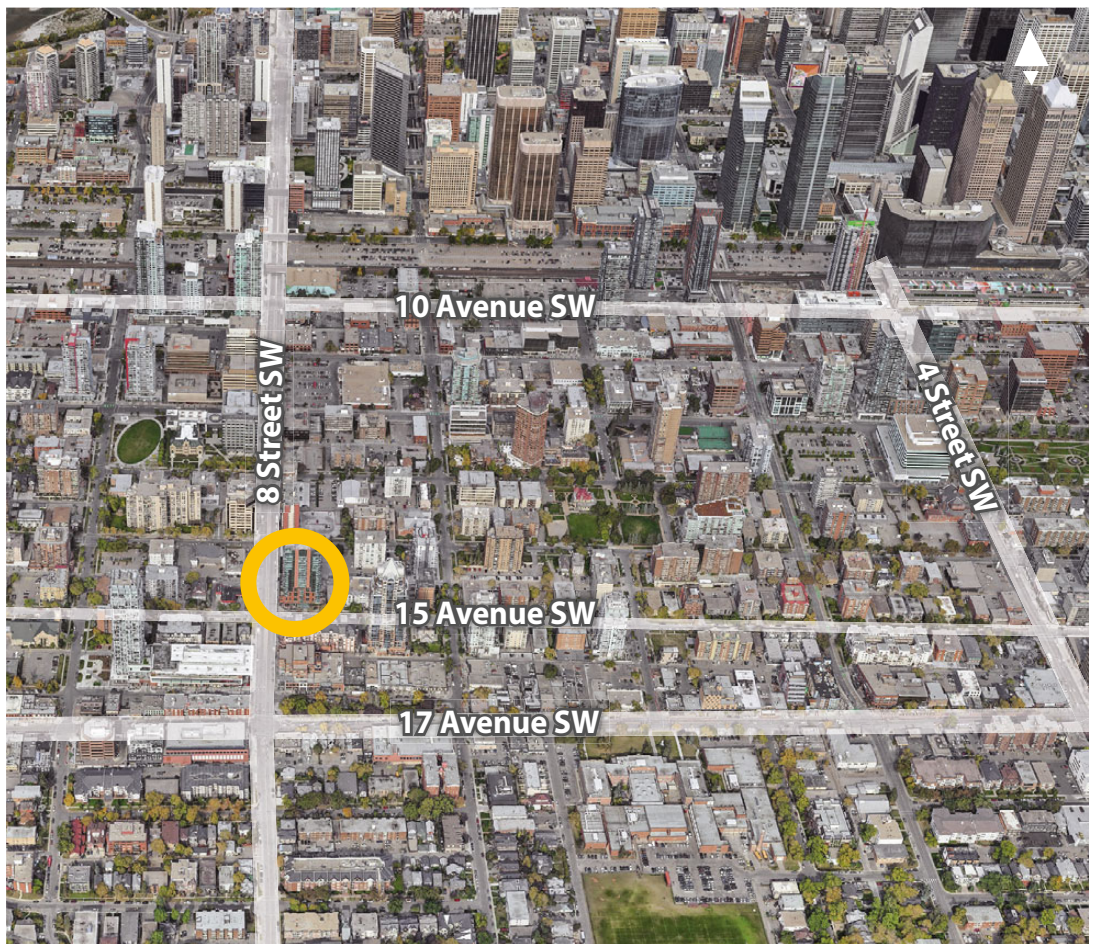
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YEARS

1973-2023

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- » 1436 8th Street SW is a 5,432 sf commercial strata unit located on the main floor of the Emerald Stone high-rise residential condominium building.
- » Located along the 8th Street SW corridor just north of 17th Avenue SW, the property benefits from being situated amidst significant residential density with prominent exposure to high pedestrian and vehicle traffic.



Population 
32,380

Average Household Income 
\$125,851

Median Age 
35.0

Average Spent on Food 
\$13,084/PERSON



- » The property consists of three quick-service restaurants with shared common amenities.
- » The property is fully occupied on long-term leases with financing in-place at a below-market interest rate.

SALE INFORMATION

MUNICIPAL ADDRESS:
1436 8th Street SW, Calgary, AB

PROPERTY TYPE: Retail

OWNERSHIP STRUCTURE: Commercial Strata

The entire commercial strata unit is leased by the property owner to a separate entity named "8th Street Food Cooperative Inc.", which is wholly owned and controlled by the property owner. Within the commercial strata unit, there are three partially subdivided spaces for each restaurant that share common facilities including seating, rear loading and refuse areas, HVAC, and restrooms.

RENTABLE AREA: 5,432 sq. ft.

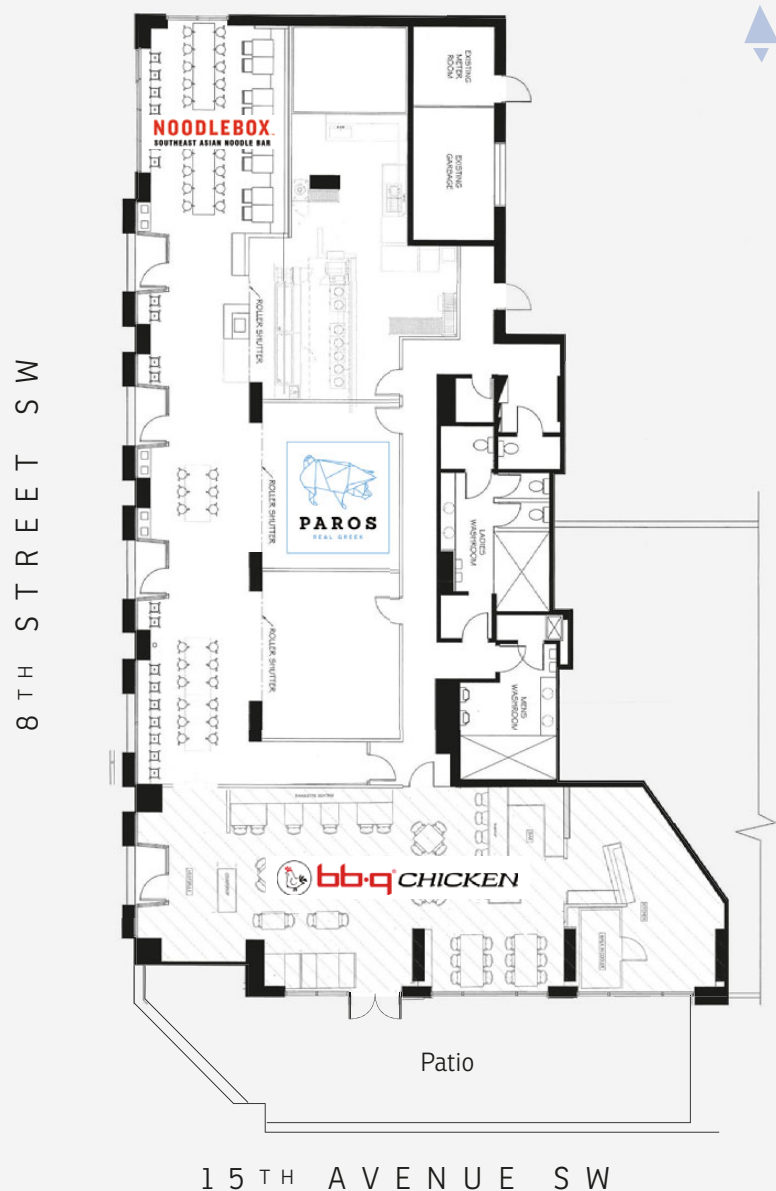
TENANCY:

Fully leased. Tenants:

- » Noodlebox – 1,826 sq. ft.
- » Paros Real Greek – 1,548 sq. ft.
- » BB.Q Chicken – 2,058 sq. ft.

PROPERTY TAXES: \$39,600 (estimated, 2023)

PRICE: Please contact **C/S**





NOODLEBOXTM

SOUTHEAST ASIAN NOODLE BAR

Noodlebox was born out of a small food cart in Victoria BC's Chinatown in 2001.

Their unique style of Southeast Asian street food became so popular that people were willing to wait hours in the rain to get their fill. Now 20 years later, they have over 20 locations in four provinces.

Noodlebox kitchens use non-GMO vegetables, ethically raised premium proteins, sauces without preservatives, and never add MSG. Each dish is prepared fresh, by hand, when ordered which also allows customizable dish made just the way the customer likes it and best support allergy and dietary concerns and preferences.



Paros Real Greek has been in the making for 25 years. Starting with a first generation Greek restaurant named Paros originally located in Calgary's

downtown core, they eventually relocated north to Airdrie where it has been the town's go-to Greek destination for 16 years.

It was the success of this traditional Greek restaurant that inspired the new modern restaurant concept of Paros Real Greek that still maintains authentic Greek recipes and ingredients. With no ingredients frozen, processed, or bought already prepared, they pride themselves on providing healthy, authentic, delicious food, in a casual, modern environment that gives guests the option to eat and stay, or eat and run.



BB.Q Chicken is a South Korean restaurant chain founded in 1995 with over 3,500 locations in 57 countries worldwide.

Focused principally on chicken, BB.Q Chicken prides themselves on being on the cutting edge of quality and flavour along with exceptional customer service and even founded Chicken University in Seoul South Korea in 1999.

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form any part of any future contract. This offering may be altered or withdrawn at any time without notice.

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