



**GRASSROOTS**  
REALTY GROUP

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**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.