



WATERMARK TOWER

530 8 Avenue SW, Calgary, Alberta

100% LEASED

TAURUSGROUP.COM

HEATHER WIETZEL

Direct: (403) 206-6046
hwietzel@taurusgroup.com



ABOUT

BUILDING HIGHLIGHTS

- Located in the central downtown core
- Population of approximately 1,540 people in the building
- Building is connected via +15 to Eighth Avenue Place, The Core and 707 Fifth
- Plus 15 level was renovated in 2015



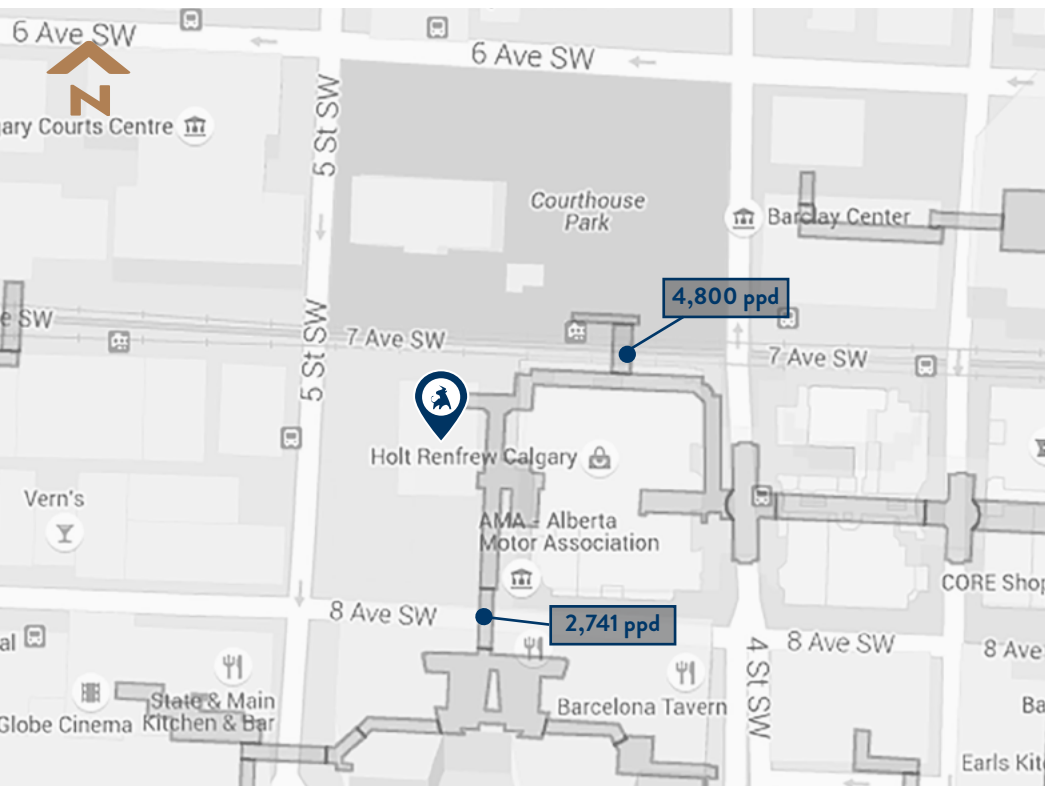
ABOUT

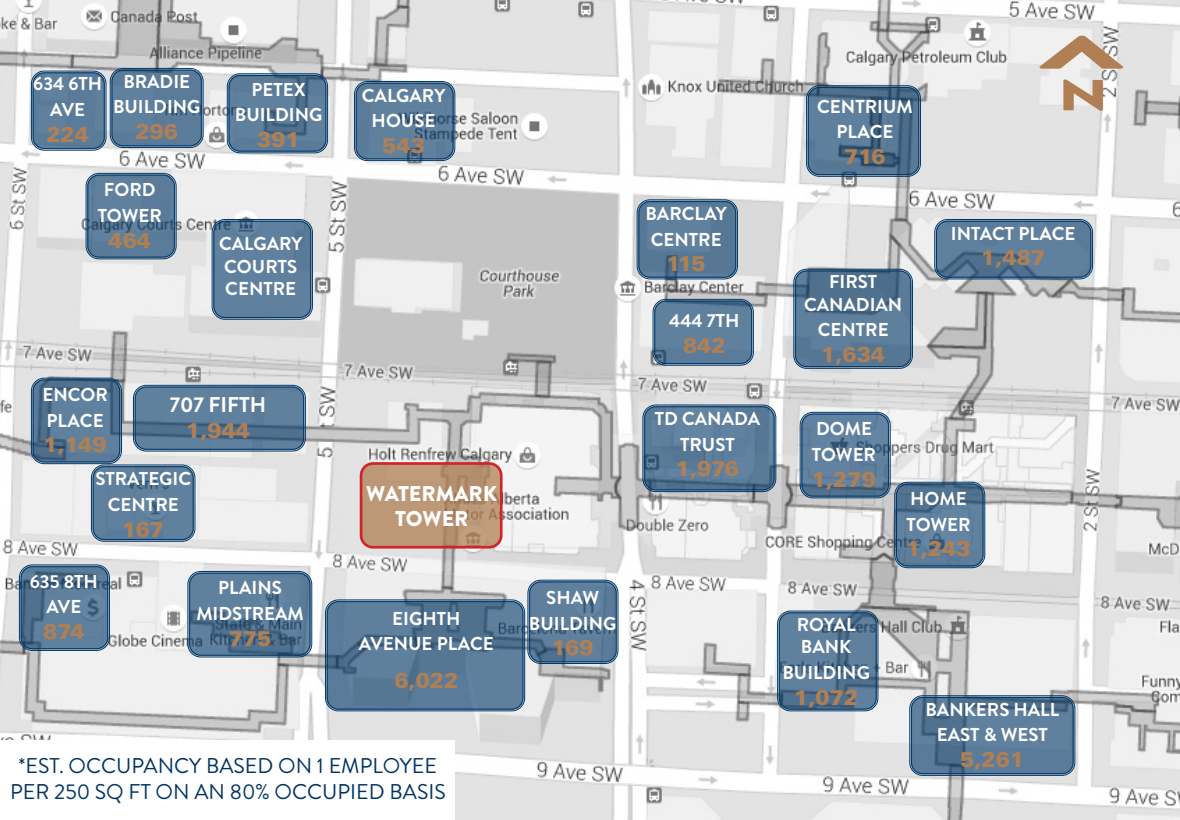
LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- Located within a block of 4 Street SW LRT station with 20,460 on/offers and 6 Street SW station with 12,180 on/offers
- Immediately connected to over 2.9 million square feet of development with a daytime population of over 9,700

- Fronts onto 8 Avenue (Stephen Avenue Walk) with 22,031 pedestrians per day on the corner of 5th Street SW and 8 Avenue SW





COMMUNITY

DEMOGRAPHIC DATA



POPULATION

Downtown: 18,980
Calgary: 1,306,784



DAYTIME POPULATION

1 Block Radius: 26,383
Downtown: 110,062



AVERAGE AGE

Downtown: 41.0
Calgary: 3.8



HOUSEHOLD INCOME

Downtown: \$87,585
Calgary: \$129,000

BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Building Size: 414,015 sq ft
Retail Size: 14,599 sq ft

LANDLORD

GWL Realty Advisors

ZONING

CR20 - C20/R20

PARKING

291 underground stalls

MUNICIPAL ADDRESS

530 8 Avenue SW, Calgary, Alberta

YEAR BUILT

1982

LEGAL DESCRIPTION

Plan: 8410964
Block: 49
Lot: 37



ADDITIONAL RENT 2024 ESTIMATES

| | |
|-----------------|---------------------|
| Operating Costs | \$20.76 PSF |
| Property Tax | \$ 3.05 PSF |
| Total | \$ 23.81 PSF |

| | |
|--------------------|----------|
| Premises Utilities | Included |
| Management Fee | Included |

TENANTS



Caffe Artigiano

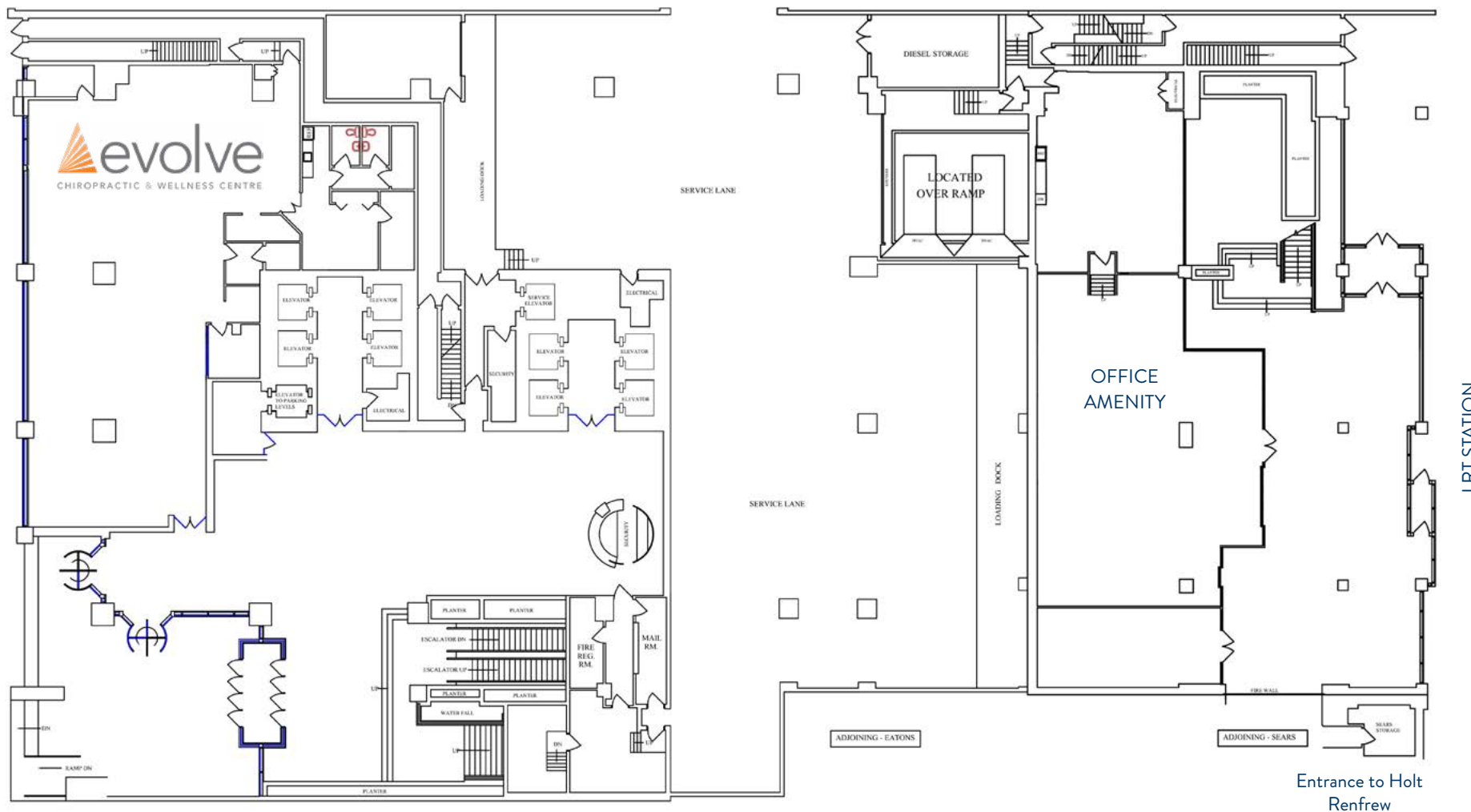


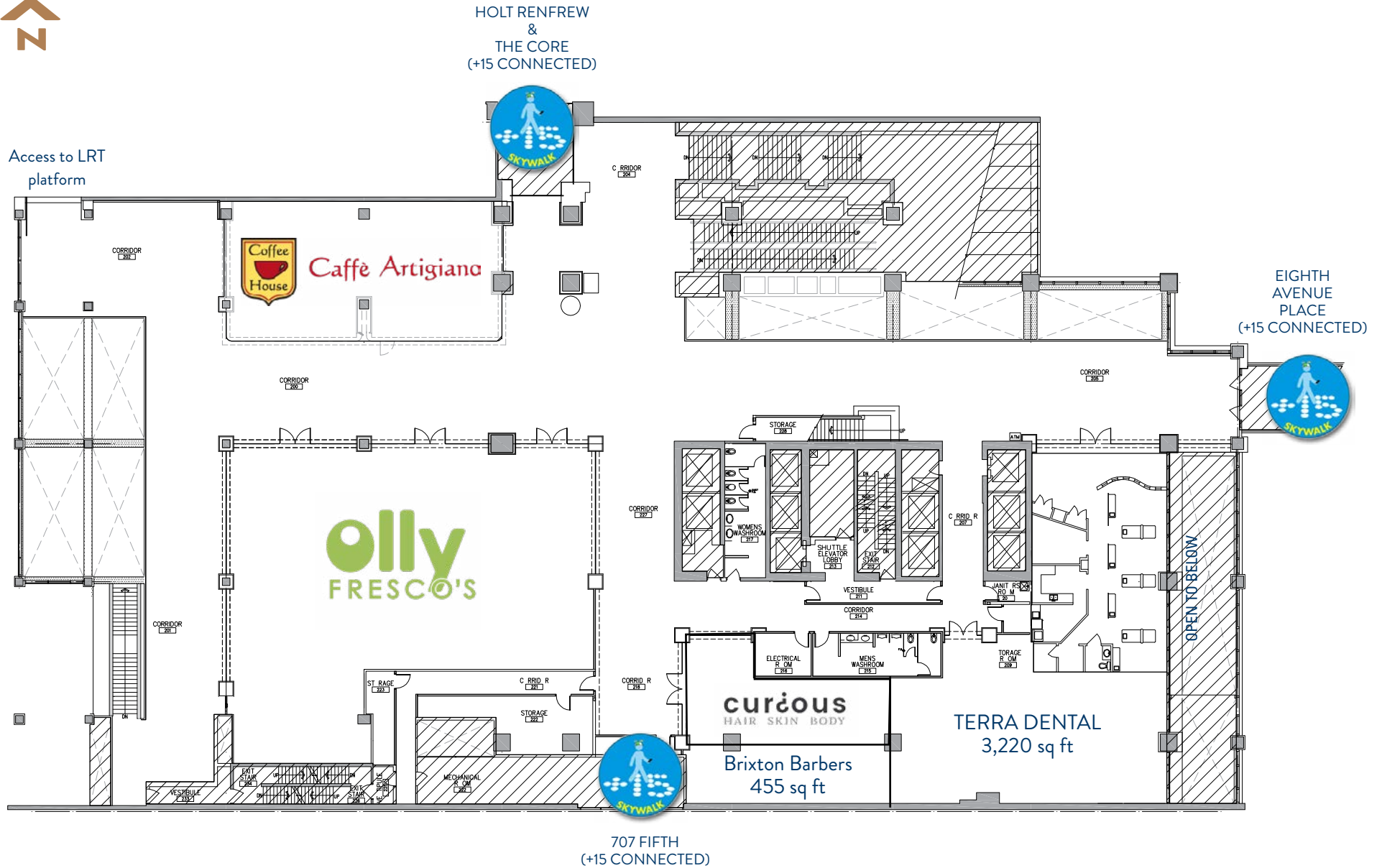
MAIN FLOOR



5 STREET SW

8 AVENUE SW





CONNECT WITH US

CONTACT

GENERAL



Corporate: (403) 206-2131
Leasing: (403) 206-2130



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ABOUT THIS LISTING

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ADVISOR AND ADVOCATE FOR OWNERS AND DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

