

# Alberta Hotel

808 1<sup>st</sup> Street SW  
Calgary, AB



About the Building

PAGE 2

Property Highlights

PAGE 3-4

Floor Plan

PAGE 5

Local Amenities & Area

PAGE 6-8

**ALLIED CBRE**

# About the Building



Source: Glenbow Archives

Built in the late 1800's, The Alberta Hotel is an icon in Calgary. Constructed of sandstone, it is Calgary's oldest remaining hotel building located in the central business district at one of the city's most visited downtown intersections.

During its tenure, the hotel was a gathering place for people of status and elegance, and because of its detailed craftsmanship, The Alberta Hotel is still one of Calgary's most beautiful buildings. The upper level hosts Murrieta's,

Calgary's premier Italian restaurant, while the main level retail space-boasts floor to ceiling windows on the corner of 1st and 8th Avenue SW.

Stephen Avenue (8th Avenue) has one of the highest rates of pedestrian traffic in the city, and the retail space is exposed to vehicle traffic moving North-South on 1st Street SW going in and out of the downtown core.



# Property Highlights

<b>Year Built</b>	1889-1901
<b>Area Available</b>	Suite 200: 2,987 SF
<b>Availability</b>	April 1, 2024
<b>Rent</b>	Market
<b>Additional Rent</b>	\$19.84 SF
<b>District</b>	Stephen Ave Corridor
<b>Parking</b>	Street & City Lots

- Character building located on Stephen Avenue
- Exclusive rooftop patio
- Located along 1st Street SW, and just South of 9th Ave SW
- Minutes from the Downtown Core and some of Calgary's finest restaurants, pubs, cafes and bars all located on Stephen Avenue



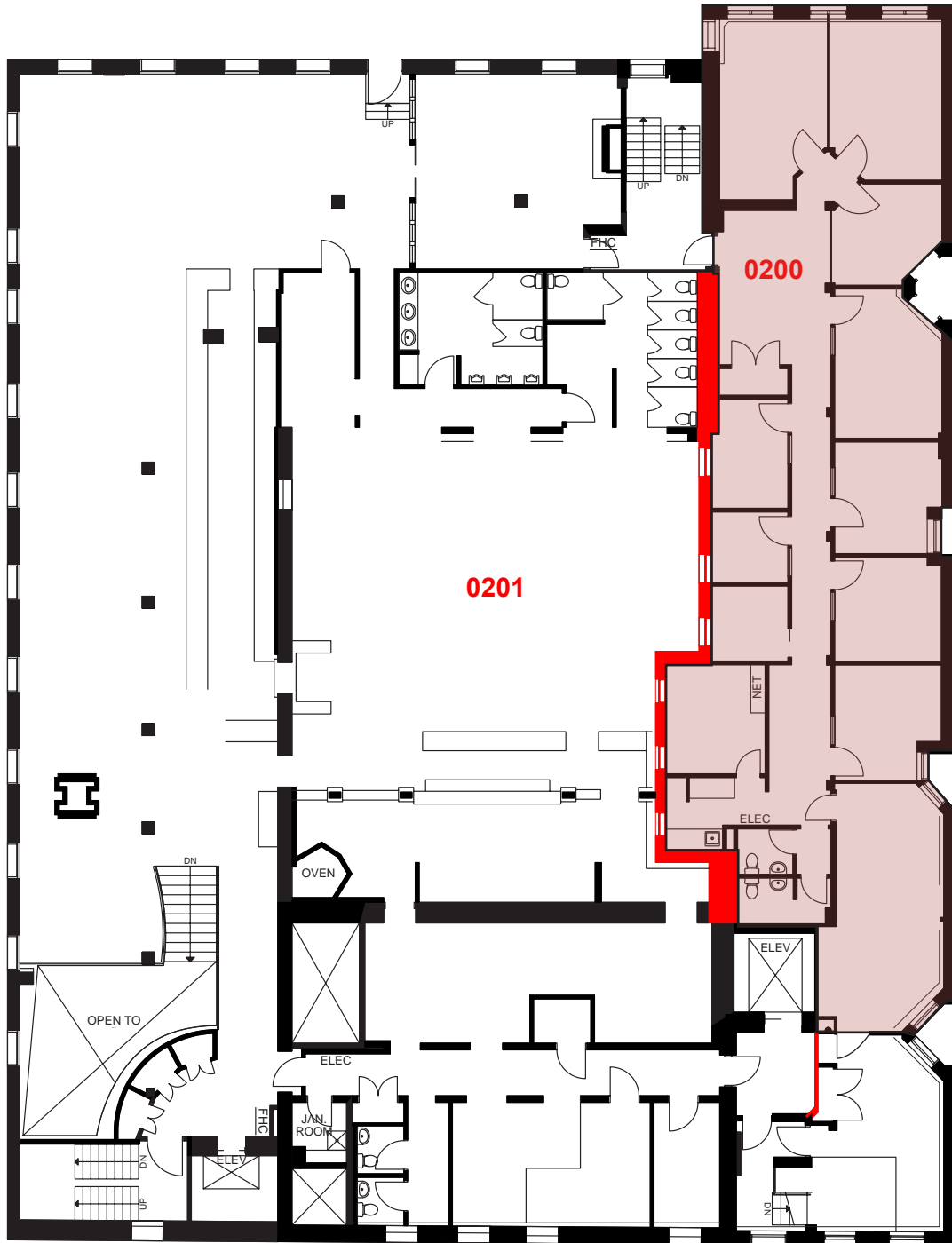
# Property Highlights

## Exclusive Rooftop Patio



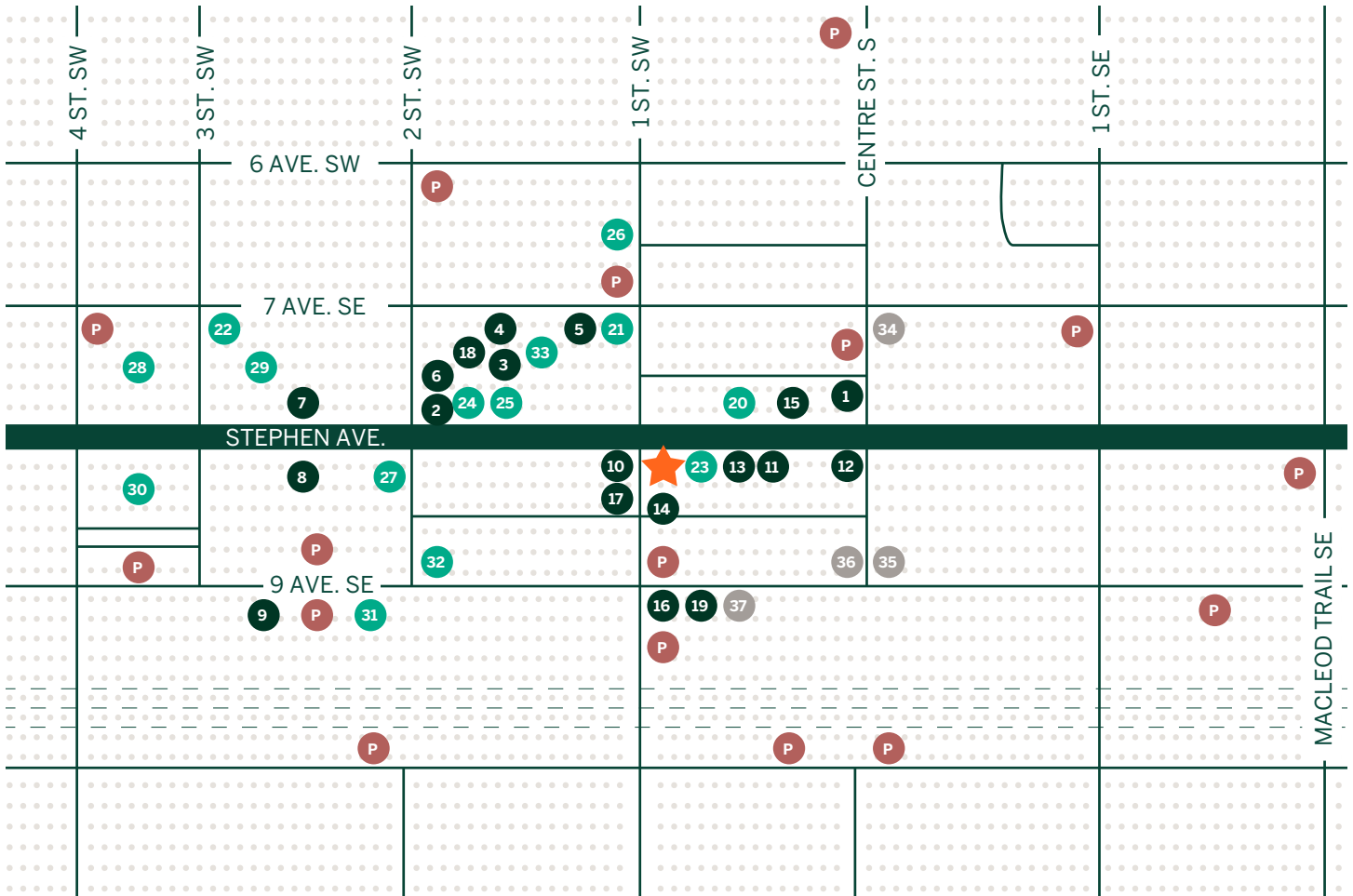
# Floor Plan

Suite 200: 2,987 SF  VIRTUAL TOUR





# Local Amenities



## RESTAURANTS

1. Phil and Sebastian Coffee
2. Barbarella
3. Major Tom Bar
4. A&W Canada
5. Tim Hortons
6. National on 8th
7. Local 8th Avenue
8. Earls Kitchen & Bar
9. Tim Hortons
10. David's Tea
11. Original Joe's
12. SALTNIK Calgary
13. Annabelle's Kitchen Downtown
14. Murrieta's

15. Wednesday Room
16. Hawthorn
17. Deville Coffee
18. Booster Juice
19. Starbucks

## SHOPPING AND SERVICES

20. Winners
21. Hudson's Bay
22. Shoppers Drug Mart
23. Patagonia Calgary
24. Dollarama
25. London Drugs
26. Scotiabank
27. CIBC Branch with ATM

28. TD Canada Trust Branch
29. RBC Royal Bank
30. HSBC Bank
31. BMO Bank of Montreal
32. National Bank Financial
33. HER GYMVMT Fitness Club

## HOTELS

34. Hyatt Regency Calgary
35. Calgary Marriott Downtown
36. Le Germain Hotel
37. Fairmont Palliser

## PARKING LOCATIONS

-  Parking Lot

-  Alberta Hotel

# Local Area

## Stephen Avenue

### DESCRIPTION OF HISTORIC PLACE

Stephen Avenue National Historic Site of Canada is a historic district in downtown Calgary, also known as Old Stephen Avenue. It consists of nearly three dozen commercial buildings from the 1880-1930 era (known as the Sandstone Era), mostly retail properties, with several former banks and one church.

### HERITAGE VALUE

Stephen Avenue was designated a national historic site in 2001 because it tells:

- The processes of prairie urban development including orientation towards the railway, a gridiron plan, and spatial specialization;
- The rising importance of the retail sector of the Canadian economy; and
- The central role that such retail streets have played, and continue to play

The heritage value of Stephen Avenue resides in its distinctive character as a late-nineteenth-century retail street-scape in a growing prairie urban centre.

Source: Historic Sites and Monument Board of Canada, Minutes, November 2001.



### CHARACTER-DEFINING ELEMENTS

Key features contributing to the heritage value of this site include:

- Compact, rectangular massing, and modest height buildings
- Linear character of the district, within an urban grid
- Use of lots with buildings abutting each other, facades flush to the sidewalk, and rear alleys
- Masonry construction, largely stone with some brick and stone combinations, and one wooden structure
- Diversity of design in the facades reflecting the evolution of architectural styles
- Visual coherence of the street, created by facades set flush to the sidewalk and ornately detailed cornices
- Large windows - either flat or round-headed
- Variety of architectural detail of the principal facades, including in the commercial shop fronts at street level, the door and window surrounds, original window sashes, cornice detail and historic signage
- Hudson's Bay Company store with terracotta cladding, adding greater height and volume.

# Local Area

## Stephen Avenue

The iconic **Alberta Hotel** was once a luxurious gathering place. Located in a historic and downtown district, it's bursting with potential.





# ALLIED CBRE

**STUART WATSON**  
Senior Vice President  
403 750 0540  
stuart.watson@cbre.com

**TREVOR DAVIES**  
Senior Vice President  
403 750 0542  
trevor.davies@cbre.com

**KATIE SAPIEHA**  
Vice President  
403 750 0529  
katie.sapieha@cbre.com

**DARRELL BOLDON**  
Sales Representative  
403 750 0531  
darrell.boldon@cbre.com