

Burns Building

237 8th Avenue SE
Calgary, AB



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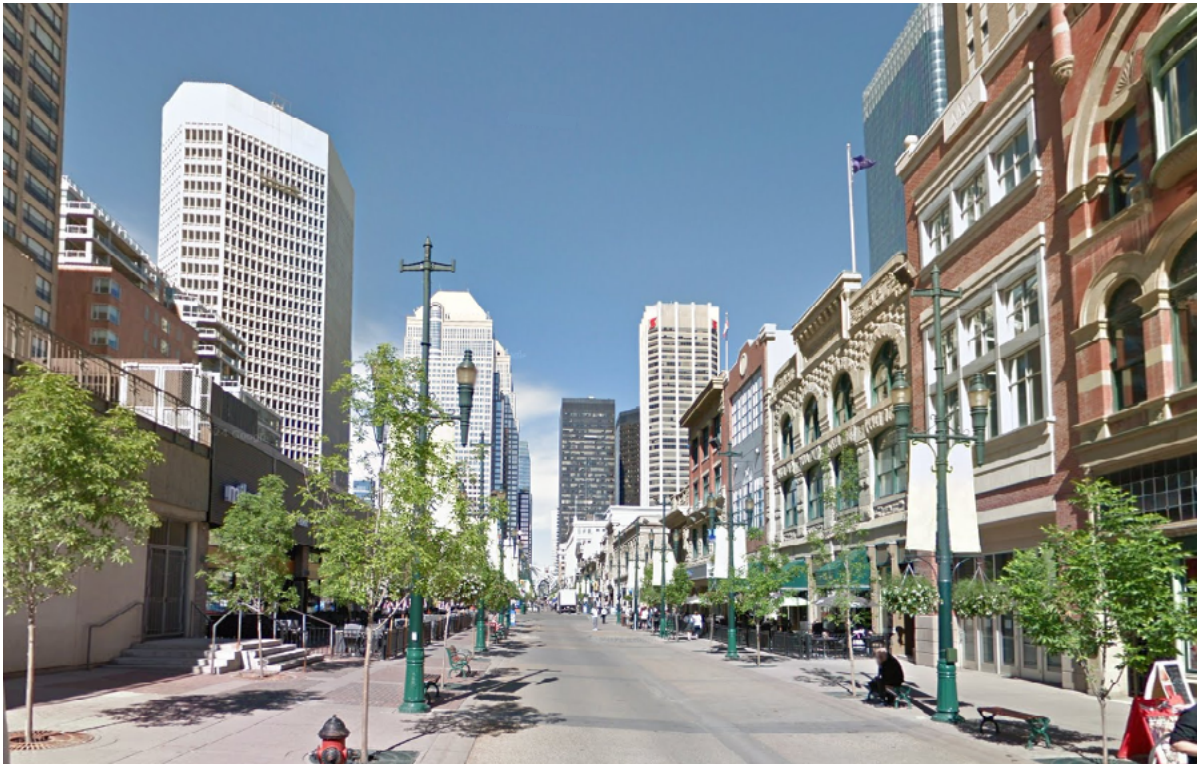
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ALLIED

 **CUSHMAN &
WAKEFIELD**

Property Highlights

Built in 1912, the Burns Building is a historic character building located in downtown Calgary, next to City Hall and Olympic Plaza. It was originally commissioned by meat baron, Pat Burns, as the corporate head quarters and primary market for Burns Foods. The Burns Building is comprised of retail and office space and is located on Stephen Avenue, in the heart of Calgary's downtown business and retail district. The building's retail space boast high ceilings and large windows on the corner of 8th Avenue SE and Macleod Trail, an area with high pedestrian and vehicular traffic.



The iconic Burns Building is an officially designated Provincial Heritage Resource. Located in a historic and downtown district, it's bursting with potential.

Rent	Market
District	Stephen Avenue Corridor
Area Available	Suite 113: 1,308 sf
Availability	January 1, 2026
Term	5 - 10 Years
Additional Rent (2025)	\$15.49 psf
Parking	N/A
Year Built	1912-1913



- The Burns Building is a character building located on Stephen Avenue
- A four minute walk to LRT stations and has +15 access
- Close to restaurants and other shops on Stephen Avenue
- High visibility from Macleod Trail

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

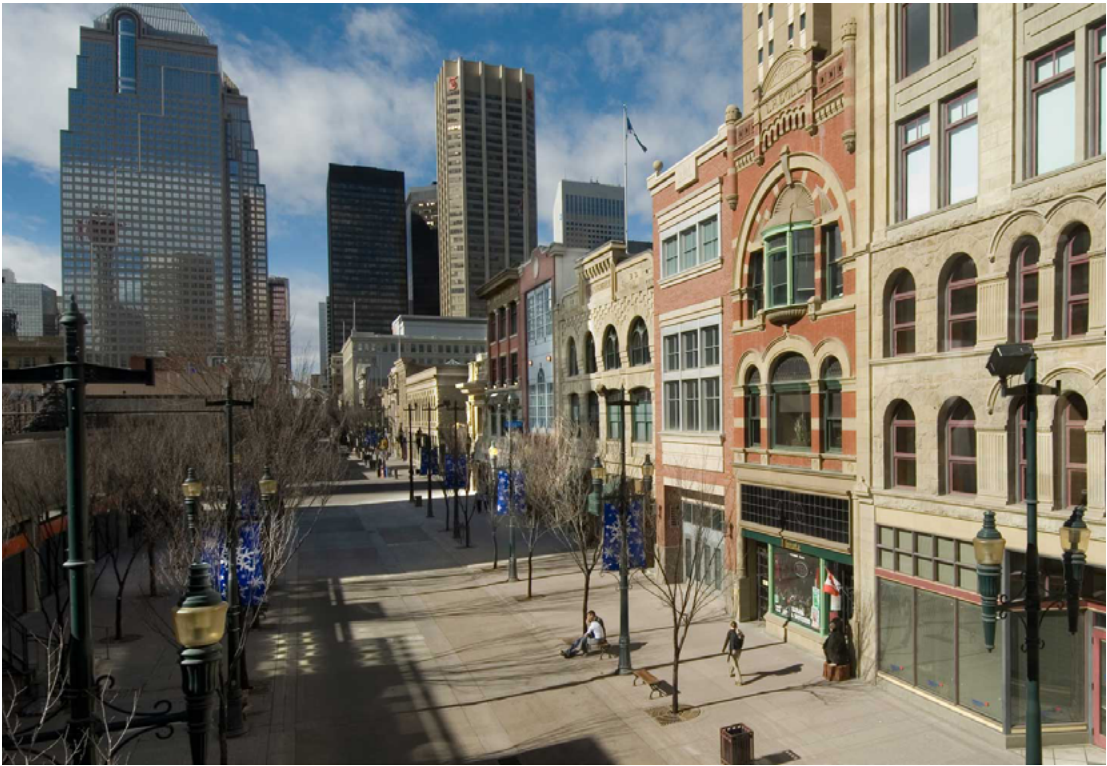
The heritage value of Stephen Avenue resides in its distinctive character as a late-nineteenth-century retail streetscape in a growing prairie urban centre.

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:

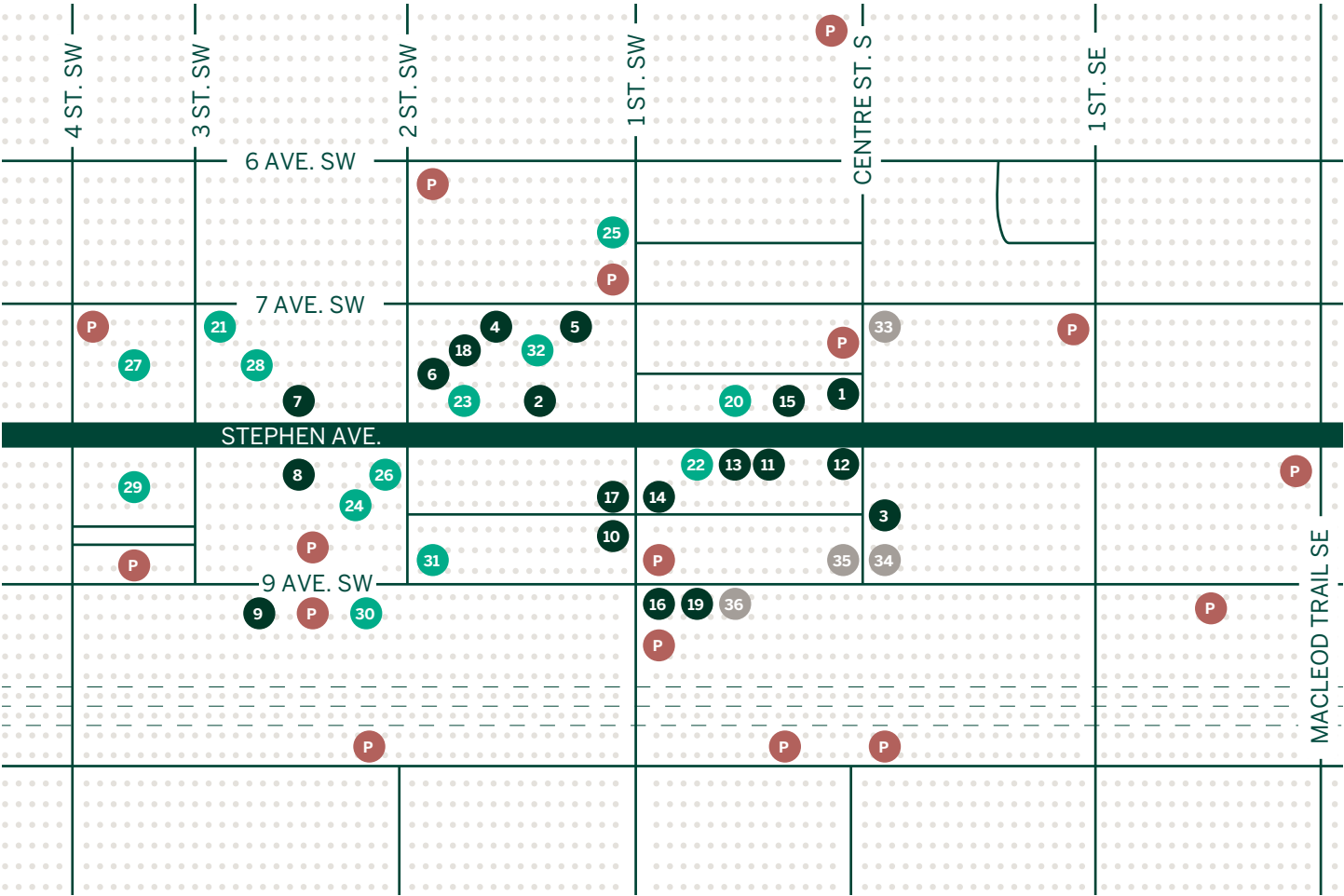
- Compact, rectangular massing, and modest height buildings
- Linear character of the district, within an urban grid
- Use of lots with buildings abutting each other, façades flush to the sidewalk, and rear alleys
- Masonry construction, largely stone with some brick and stone combinations, and one wooden structure
- Diversity of design in the façades reflecting the evolution of architectural styles
- Visual coherence of the street, created by façades set flush to the sidewalk and ornately detailed cornices
- Large windows - either flat or round-headed
- Variety of architectural detail of the principal façades, 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.



Source: Glenbow Archives NA-2864-13233.

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

Local Amenities



- RESTAURANTS**

 - 1. Phil and Sebastian Coffee
 - 2. McDonald's
 - 3. Milestones
 - 4. A&W Canada
 - 5. Tim Hortons
 - 6. National on 8th
 - 7. Local 8th Avenue
 - 8. Earls Kitchen & Bar
 - 9. Tim Hortons
 - 10. Please & Thanks
 - 11. Original Joe's
 - 12. SALTLIK Calgary
 - 13. Blink Restaurant & Bar
 - 14. Murrieta's
- SHOPPING AND SERVICES**

 - 15. Wednesday Room
 - 16. Hawthorn
 - 17. Deville Coffee
 - 18. Booster Juice
 - 19. Starbucks
 - 20. Winners
 - 21. Shoppers Drug Mart
 - 22. Patagonia Calgary
 - 23. Dollarama
 - 24. Rexall
 - 25. Scotiabank
 - 26. CIBC Branch with ATM
 - 27. TD Canada Trust Branch
- HOTELS**

 - 28. RBC Royal Bank
 - 29. HSBC Bank
 - 30. BMO Bank of Montreal
 - 31. National Bank Financial
 - 32. HER GYMVMT Fitness Club
 - 33. Hyatt Regency Calgary
 - 34. Calgary Marriott Downtown
 - 35. Le Germain Hotel
 - 36. Fairmont Palliser
- PARKING LOCATIONS**

 - Parking Lot

The Burns Building is situated on two lots in the central business district of downtown Calgary.



Demographics



MEDIAN AGE

AVERAGE
Aggregation

38.5 YEARS
(1km radius)

37.6 YEARS
(3km radius)

38.2 YEARS
Trade Area (5km radius)



TOTAL POPULATION

SUM
Aggregation

16,529
(1km radius)

104,713
(3km radius)

193,698
Trade Area (5km radius)



DAYTIME POPULATION

SUM
Aggregation

84,589
(1km radius)

236,372
(3km radius)

371,139
Trade Area (5km radius)



AVERAGE ANNUAL
HOUSEHOLD SPENDING

AVERAGE
Aggregation

71,596.37
(1km radius)

97,421.85
(3km radius)

109,574.92
Trade Area (5km radius)



HOUSEHOLDS

SUM
Aggregation

10,356
(1km radius)

59,845
(3km radius)

100,249
Trade Area (5km radius)



AVERAGE HOUSEHOLD INCOME

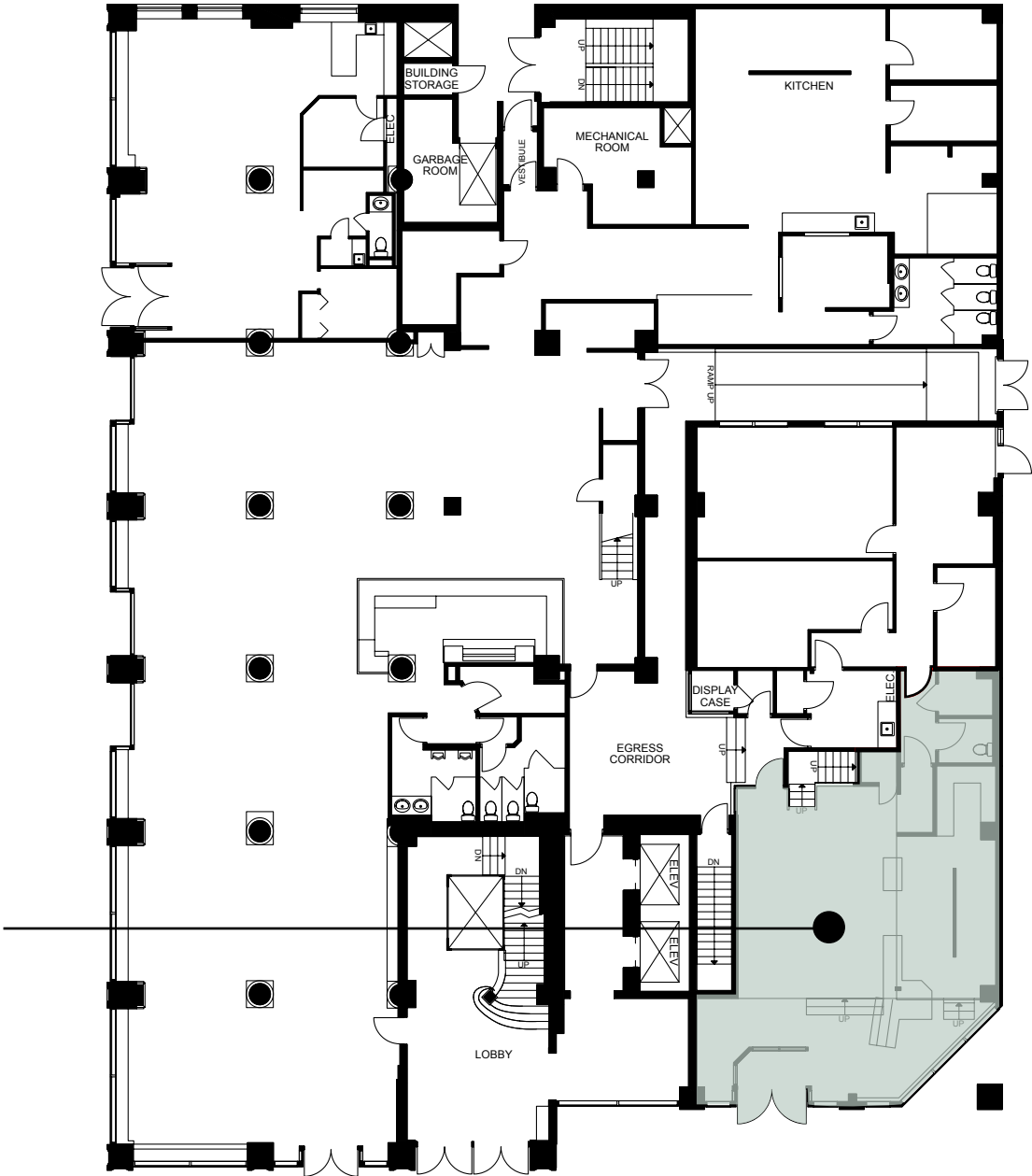
AVERAGE
Aggregation

84,163.1
(1km radius)

114,521.6
(3km radius)

128,807.8
Trade Area (5km radius)

Floorplan Main Level



Suite 113 1,308 sf



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