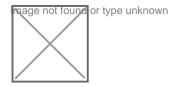


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 342 4 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 25907

MLS ID: A2144612

\$1,240,525



**△** GURBINDER KAUR

**2** (403) 291-4440

□ CIR Realty

**403-291-4440** 

342 4 Avenue SE, Calgary , Alberta T2G 1C9

**Transaction Type** 

For Sale

Zoning

CC-ET

Year Built

2010

**Property Sub Type** 

Mixed Use

Building Area (Sq. M.)

5540.00

Reports

Condo/Strata Bylaws

Title

Fee Simple

Subdivision

Downtown East Village

Structure Type

Retail

Legal Plan

1012483

Inclusions

N/A

**Days On Market** 

64

**Building Type** 

High Rise

Property Type Commercial

Building Area (Sq. Ft.)

59632.56

Restrictions

Condo/Strata Approval

Prime Retail Condo Bays for Sale in Downtown Calgary Welcome to this exceptional opportunity to own four titled retail condo bays located on the main floor of a bustling residential building with 150 units in the heart of Downtown Calgary at 342 - 4 Ave SE. These retail spaces, totaling 5,540 sq ft, are situated in a high-traffic area with excellent visibility and versatile potential for various business needs. The largest bay offers 1,908.5 sq ft of customizable space, ideal for a wide range of businesses, including retail stores, medical clinics, pharmacies, chiropractic and physiotherapy offices, gyms, cafes, and bakeries. Features include large display windows and high ceilings, creating a bright and inviting atmosphere for customers. Located near public transportation. Near river walk and city parking, these retail condos benefit from the vibrant local community and the constant flow of visitors to nearby attractions. The property includes 13 parking stalls (9 titled underground and 4 above ground), providing ample parking for your customers. Schedule a viewing today and see the potential for yourself.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9<sup>™</sup> MLS® System. Pillar 9<sup>™</sup> is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9<sup>™</sup>. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.