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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**
 (403) 291-4440

 CIR Realty
 403-291-4440

 342 4 Avenue SE, Calgary , Alberta T2G 1C9

Transaction Type For Sale	Title Fee Simple	Days On Market 64
Zoning CC-ET	Subdivision Downtown East Village	Building Type High Rise
Year Built 2010	Structure Type Retail	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1012483	Building Area (Sq. Ft.) 59632.56
Building Area (Sq. M.) 5540.00	Inclusions N/A	Restrictions Condo/Strata Approval
Reports Condo/Strata Bylaws		

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.

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