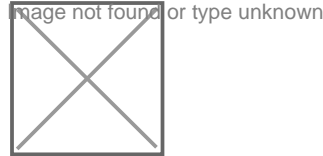


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## PRIME RETAIL CONDO BAYS FOR SALE IN DOWNTOWN CALGARY WELCOME TO THIS EXCEPTIONAL OPPORTUNITY TO OWN...



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
25910


**MLS ID:**  
A2144658

**\$865,410**



 **GURBINDER KAUR**  
 (403) 291-4440

 CIR Realty  
 403-291-4440

 Calgary , Alberta

**Transaction Type**

For Sale

**Days On Market**

64

**Zoning**

CC-ET

**Building Type**

High Rise

**Year Built**

2010

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

**Building Area (Sq. Ft.)**

5540.02

**Building Area (Sq. M.)**

514.68

**Inclusions**

N/A

**Restrictions**

Condo/Strata Approval

**Reports**

Condo/Strata Bylaws

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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. This bay offers 1331.4 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 riverwalk 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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