

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.

## SUITE A, 2411 4 STREET NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta



**Listing ID:**  
27610


**MLS ID:**  
A2055452

**\$12**



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.  
 403-531-4336

 Suite A, 2411 4 Street NW, Calgary , Alberta T2M 2Z8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 604	<b>Lease Amount</b> 12.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Mount Pleasant	<b>Building Type</b> Low Rise (2-4 stories),Office Building
<b>Year Built</b> 1966	<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Office	<b>Building Area (Sq. Ft.)</b> 4375.00	<b>Building Area (Sq. M.)</b> 406.45
<b>Inclusions</b> N/A	<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister

4,375 SF second floor office in centrally located northwest neighbourhood; located at Mount Pleasant. Multiple configurations available from 4,375 SF to 20,835 SF. Ample of free surface parking on site. Balcony access available for the front suites. Prominent signage exposure to 4th Street SE. Elevator and stair access to second floor. Commercial restaurant & bar on main floor. Also, child education facility on main floor. Walking distance to cafés/restaurants, sport complexes, and parks. Public transportation available on 4th Street NW, including bus routs #2 and #404. Close proximity to 16 Avenue NE and Centre Street. 5 minutes to Downtown Calgary, and 5 minutes to Deerfoot Trail SE via 16 Avenue NE.

**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™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.