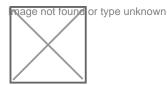


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

MLS ID:

346 4 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

31293 A2238471

\$624,277.50



△ GURBINDER KAUR

2 (403) 430-2800

□ CIR Realty

403-291-4440

346 4 Avenue SE, Calgary , Alberta T2G 1C9

Transaction Type

For Sale

Title

Days On Market

12

Zoning

CC-ET

Subdivision

Fee Simple

Downtown East Village

Building Type High Rise

Year Built

2010

Structure Type
Mixed Use

Property Type

Property Sub Type

Mixed Use

Commercial

Legal Plan 1012483

1189.10

Building Area (Sq. M.)

110.47

Inclusions

Restrictions

N/A

Condo/Strata Approval

Building Area (Sq. Ft.)

Reports

Condo/Strata Bylaws, Floor Plans, Title

Prime Retail Condo Bays for Sale in Downtown Calgary: Welcome to this exceptional opportunity to own four titled retail condo bays (see supplement for floor plan) located on the main floor of a bustling residential building with 150 units in the heart of Downtown Calgary. These retail space is situated in a high-traffic area with excellent visibility and versatile potential for various business needs. These bay (unit 395, unit 396, unit 397) offers customizable space, ideal for a wide range of businesses, including CONVENIENT STORE /MEDIC CLINIC/ PHARMACY / CHIROPRACTOR / PHYSIOTHERAPY / GYM / CAFE /BAKERY / TRAVEL AGENCY etc. Features include large display windows and high ceilings, creating a bright and inviting atmosphere for customers. Separate entrance for each bay. 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[™] 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.