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346 4 AVENUE SE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
31293

MLS ID:
A2238471

\$624,277.50



 **GURBINDER KAUR**
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 346 4 Avenue SE, Calgary , Alberta T2G 1C9

Transaction Type For Sale	Title Fee Simple	Days On Market 253
Zoning CC-ET	Subdivision Downtown East Village	Building Type High Rise
Year Built 2010	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1012483	Building Area (Sq. Ft.) 1189.10
Building Area (Sq. M.) 110.47	Inclusions N/A	Restrictions Condo/Strata Approval

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.

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