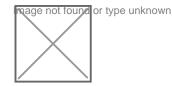


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 342 4 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

31294

MLS ID: A2238647

\$1,001,962.50



**△** GURBINDER KAUR

**2** (403) 430-2800

□ CIR Realty

**403-291-4440** 

342 4 Avenue SE, Calgary , Alberta T2G 1C9

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

111

Zoning

CC-ET

Subdivision

Downtown East Village

**Building Type** High Rise

Year Built

2010

Structure Type

**Property Type** 

Retail

N/A

Commercial

**Property Sub Type** 

Retail

Legal Plan

Building Area (Sq. Ft.) 1909.50

Building Area (Sq. M.)

177.40

Inclusions

1012483

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. This retail bay is the largest bay accessible to the back entrance as well situated in a high-traffic area with excellent visibility and versatile potential for various business needs. This bay can be purchased with the other bays available offers customizable space, ideal for a wide range of businesses, including convenience store /retail stores /medical clinics/ pharmacies / chiropractic / physiotherapy offices / gyms / cafes /bakeries / travel agencies 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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