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## 607, 888 4 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
31843


**MLS ID:**  
A2247595

**\$527,500**



 **PAUL LOUTITT**  
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 403-245-0773

 607, 888 4 Avenue SW, Calgary , Alberta T2P0V2

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|---|--|--|
| <b>Transaction Type</b><br>For Sale     | <b>Title</b><br>Fee Simple                     | <b>Days On Market</b><br>1                               |
| <b>Zoning</b><br>DC 71Z2007             | <b>Subdivision</b><br>Downtown Commercial Core | <b>Building Type</b><br>High Rise                        |
| <b>Year Built</b><br>2010               | <b>Structure Type</b><br>High Rise (5 stories) | <b>Property Type</b><br>Commercial                       |
| <b>Property Sub Type</b><br>Office      | <b>Legal Plan</b><br>1011382                   | <b>Building Area (Sq. Ft.)</b><br>1318.00                |
| <b>Building Area (Sq. M.)</b><br>122.45 | <b>Construction Type</b><br>Concrete           | <b>Foundation</b><br>Poured Concrete                     |
| <b>Cooling</b><br>Central Air           | <b>Heating</b><br>Central                      | <b>Commercial Amenities</b><br>Exercise Room,See Remarks |
| <b>Inclusions</b><br>N/A                | <b>Restrictions</b><br>Board Approval          | <b>Reports</b><br>Condo/Strata Bylaws                    |

Downtown High Quality Office Condo now available within the distinguished Solaire Building Highlights; Excellent Central location on the sunshine side of 4th Avenue and 8th Street SW - Located within high quality building with commercial and residential units - Flexible extensive professional office buildout in excellent shape - Key features include, 10' ceilings, abundant natural light, nearby amenities and restaurants, modern upscale building, concierge service, security, fitness facility, car wash bay, titled double parking, storage locker, bike storage and parking rental pool. This exceptional, fully developed office condo is located within the Class A Solaire Building on the West end of 4th Avenue SW, 1 block from the Bow River and pathways. Suite is extensively developed with excellent finish schedule and efficient built ins. Large inviting reception area, 2 private corner offices, generous open office area, boardroom, copy storage room and a fully equipped staff kitchen. Suite offers a highly versatile layout that can be easily adapted to suit numerous business requirements, Its flexible design and improvements can significantly reduce buildout time and costs to streamline the transition.

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