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SUITE 203, 2411 4 STREET NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
34034

MLS ID:
A2286561

\$12



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 Suite 203, 2411 4 Street NW, Calgary , Alberta T2M 2Z8

Transaction Type	Days On Market	Lease Amount
For Lease	3	12.00
Lease Frequency	Subdivision	Building Type
Annually	Mount Pleasant	Low Rise (2-4 stories),Office Building
Year Built	Structure Type	Property Type
1966	Low Rise (2-4 stories)	Commercial
Property Sub Type	Building Area (Sq. Ft.)	Building Area (Sq. M.)
Office	3914.00	363.62
Inclusions	Restrictions	Reports
N/A	Call Lister	Call Lister

Suite 203 (3,914 SF) – Second-floor office located in the centrally situated northwest neighbourhood of Mount Pleasant. Features multiple private offices of various sizes with abundant natural light. Ample free surface parking available on site. Prominent signage exposure to 4th Street NW. Elevator and stair access to the second floor. A commercial restaurant and bar, as well as a child education facility, are located on the main floor. Walking distance to cafés, restaurants, sports complexes, and parks. Public transportation is available on 4th Street NW, including bus routes #2 and #404. Close proximity to 16 Avenue NE and Centre Street. Just 5 minutes to Downtown Calgary and 5 minutes to Deerfoot Trail SE via 16 Avenue NE. Pictures displayed are from Show Suite 201 and are provided to illustrate potential improvements.

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