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607, 888 4 AVENUE SW FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
35125

MLS ID:
A2298207

\$449,000



 **PAUL LOUTITT**
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 607, 888 4 Avenue SW, Calgary , Alberta T2P0V2

Transaction Type For Sale	Title Fee Simple	Days On Market 7
Zoning DC 71Z2007	Subdivision Downtown Commercial Core	Building Type High Rise
Year Built 2010	Structure Type High Rise (5 stories)	Property Type Commercial
Property Sub Type Office	Legal Plan 1011382	Building Area (Sq. Ft.) 1318.00
Building Area (Sq. M.) 122.45	Construction Type Concrete	Foundation Poured Concrete
Cooling Central Air	Heating Central	Commercial Amenities Exercise Room,See Remarks
Inclusions Refrigerator, dishwasher	Restrictions Board Approval	Reports Condo/Strata Bylaws

Downtown Office Condo, Exceptional Owner user or Investment opportunity. Versatile Professional Suite with extensive buildout. Located within the prestigious Solaire building on the sunshine side of 4th Avenue & 8th Street SW. River and Park view looking north from boardroom. Turnkey modern buildout, 10' ceilings, abundant natural light and flexible layout. Upscale Amenities include : Concierge service, security, fitness facility, car wash bay, parkade storage, double titled parking stall, bike storage, and convenient rental parking pool. Surrounded by nearby upscale restaurants, retail, urban amenities, bike paths and public transportation. Suite is extensively developed with 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 accommodating flexible design and improvements will significantly streamline the transition.

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