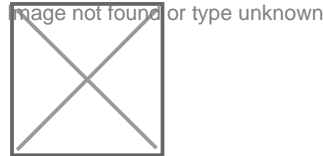


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

880 4 AVENUE SW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta



Listing ID:
35334


MLS ID:
A2312766

\$550,000



 **YAN GONG**
 (403) 816-6886

 RE/MAX House of Real Estate
 403-287-3880

 880 4 Avenue SW, Calgary , Alberta T2P 0K4

Transaction Type For Sale	Title Fee Simple	Days On Market 2
Zoning DC (pre 1P2007)	Subdivision Downtown Commercial Core	Building Type Commercial Mix,Condo Complex,High Rise,Mixed Use,Office Building,Retail
Year Built 2010	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 1011382	Building Area (Sq. Ft.) 946.87
Building Area (Sq. M.) 87.97	Electric Certified Volts/Amps	Cooling Central Air
Heating Central,Natural Gas	Inclusions TBV	Restrictions Board Approval
Reports Floor Plans,Title		

Rare opportunity to own a MAIN floor Street-Front commercial Retail/Office unit in a luxury high-rise mixed-use residential and commercial building. This well-designed 947 sq. ft. Sunny South Facing unit offers excellent exposure along the high-traffic 4th Avenue, making it ideal for a wide range of retail, professional office, medical, wellness, beauty, service, or boutique business uses. The functional floor plan includes a spacious open reception/lobby/service hall area, three private offices/rooms, and an in-suite washroom and kitchen area. Features include approximately 10 ft high ceilings, central air conditioning, large storefront exposure, and a titled indoor parking stall for added convenience. Located in a vibrant inner-city location close to the Bow River, parks, LRT stations, downtown office towers, and surrounding high-rise residential buildings, this property benefits from strong pedestrian and vehicle traffic, excellent visibility, and a built-in customer base from nearby residential and commercial density. Low condo fee includes heat, water, air conditioning, and more, helping keep operating costs manageable. Available immediately. Also available for lease. A great opportunity for owner-users, investors, or businesses looking for a highly visible and flexible commercial space in a prime Calgary Downtown West location.

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