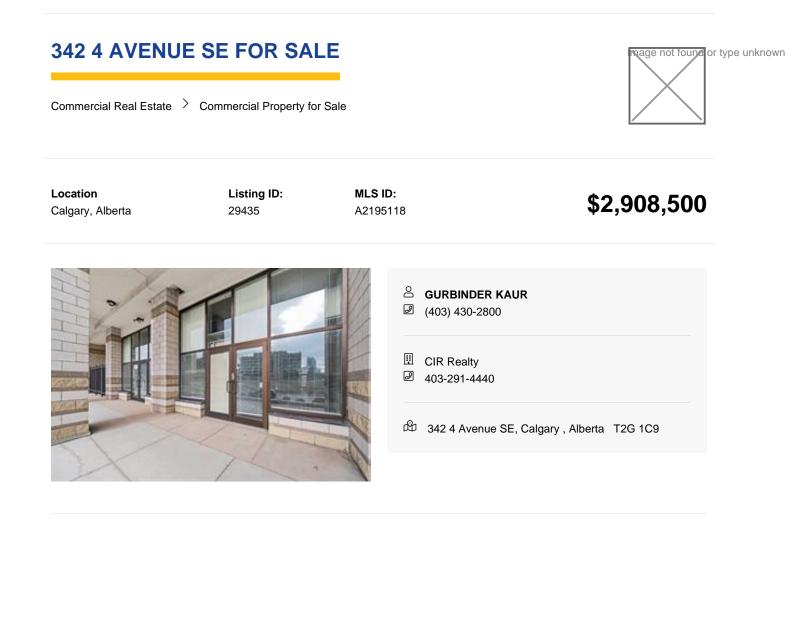


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Transaction Type For Sale

Zoning CC-ET

Year Built 2010

Property Sub Type Retail

Building Area (Sq. M.) 514.68

Reports Condo/Strata Bylaws Title Fee Simple

Subdivision Downtown East Village

**Structure Type** High Rise (5 stories)

Legal Plan 1012483

Inclusions N/A Days On Market

Building Type High Rise

Property Type Commercial

Building Area (Sq. Ft.) 5540.00

Restrictions Condo/Strata Approval

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. These retail spaces, totaling 5,540 sq ft (can also be purchased singularly) are situated in a high-traffic area with excellent visibility and versatile potential for various business needs. These bay (unit 394, unit 395, unit 396, unit 397) 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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