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## 342 4 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
31294

**MLS ID:**  
A2238647

**\$1,001,962.50**



 **GURBINDER KAUR**  
 (403) 430-2800

 **CIR Realty**  
 403-291-4440

 342 4 Avenue SE, Calgary , Alberta T2G 1C9

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 146
<b>Zoning</b> CC-ET	<b>Subdivision</b> Downtown East Village	<b>Building Type</b> High Rise
<b>Year Built</b> 2010	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 1012483	<b>Building Area (Sq. Ft.)</b> 1909.50
<b>Building Area (Sq. M.)</b> 177.40	<b>Inclusions</b> N/A	<b>Restrictions</b> Condo/Strata Approval

#### Reports

Condo/Strata Bylaws,Floor Plans,Title

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. This retail bay is the largest bay accessible to the back entrance as well situated in a high-traffic area with excellent visibility and versatile potential for various business needs. This bay can be purchased with the other bays available 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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