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601, 888 4 AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
33022

MLS ID:
A2272505

\$499,900



 **BRYAN HERMAN**
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 Real Broker
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 601, 888 4 Avenue SW, Calgary , Alberta T2P 0V2

Transaction Type For Sale	Title Fee Simple	Days On Market 2
Zoning DC	Subdivision Downtown West End	Building Type Condo Complex,High Rise,Mixed Use,Office Building
Year Built 2010	Structure Type High Rise (5 stories)	Property Type Commercial
Property Sub Type Office	Legal Plan 1011382	Building Area (Sq. Ft.) 1231.00
Building Area (Sq. M.) 114.36	Construction Type Concrete	Roof Membrane
Foundation Poured Concrete	Cooling Central Air	Access to Property Accessible to Major Traffic Route,Direct Access,Private,Public Transportation Nearby
Inclusions All office work stations and their chairs, refrigerator, microwave, dishwasher	Restrictions Condo/Strata Approval	Reports Audited Financial Statements,Condo/Strata Bylaws,Floor Plans,Information Package,Title

Stunning TURN KEY Downtown OFFICE CONDO with River Views!! Discover a rare opportunity to own a FULLY FURNISHED, MOVE IN READY office condo in the prestigious Solaire building in Calgary's downtown West End. Featuring 4 private offices, a modern kitchen, reception area and 1 titled underground parking stall. Wow! This spacious suite is designed to impress clients and provide comfort for your team. Step inside to a high-end professional buildout highlighted by elegant tile flooring, sleek modern décor, soaring 10-foot ceilings, and floor-to-ceiling windows that flood the space with natural light while showcasing breathtaking river views. The kitchen is finished with espresso cabinetry, granite countertops, and stainless steel appliances, making them perfect for staff breaks or hosting meetings. This office is being sold fully furnished, complete with all workstations and chairs included—an ideal turn-key solution for businesses looking to transition seamlessly into a professional downtown space. The Solaire building offers unmatched amenities rarely found in office settings, including a concierge, on-site security, fitness facility, car wash bay, and bike storage. Its unbeatable location is just steps from the 8th Street C-Train station, the river pathways, and some of Calgary's best dining and entertainment. Whether you're a growing company or an investor seeking a versatile downtown property, this office condo checks all the boxes. Get ahead of the resurging downtown office market and take advantage of this amazing opportunity today!

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