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SUITE 203, 2411 4 STREET NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta



Listing ID:
34034


MLS ID:
A2286561

\$12



 **MANNY VERDUGO**

 CDN Global Advisors Ltd.
 403-531-4336

 Suite 203, 2411 4 Street NW, Calgary , Alberta T2M 2Z8

Transaction Type For Lease	Days On Market 63	Lease Amount 12.00
Lease Frequency Annually	Subdivision Mount Pleasant	Building Type Low Rise (2-4 stories),Office Building
Year Built 1966	Structure Type Low Rise (2-4 stories)	Property Type Commercial
Property Sub Type Office	Building Area (Sq. Ft.) 3914.00	Building Area (Sq. M.) 363.62
Inclusions N/A	Restrictions Call Lister	Reports Call Lister

Suite 203 (3,914 SF) – Second-floor office located in the centrally situated northwest neighbourhood of Mount Pleasant. Features multiple private offices of various sizes with abundant natural light. Ample free surface parking available on site. Prominent signage exposure to 4th Street NW. Elevator and stair access to the second floor. A commercial restaurant and bar, as well as a child education facility, are located on the main floor. Walking distance to cafés, restaurants, sports complexes, and parks. Public transportation is available on 4th Street NW, including bus routes #2 and #404. Close proximity to 16 Avenue NE and Centre Street. Just 5 minutes to Downtown Calgary and 5 minutes to Deerfoot Trail SE via 16 Avenue NE. Pictures displayed are from Show Suite 201 and are provided to illustrate potential improvements.

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