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607, 888 4 AVENUE SW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
34122

MLS ID:
A2288218

\$449,000



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 607, 888 4 Avenue SW, Calgary , Alberta T2P0V2

Transaction Type For Sale	Title Fee Simple	Zoning DC 71Z2007
Subdivision Downtown Commercial Core	Building Type High Rise	Year Built 2010
Structure Type High Rise (5 stories)	Property Type Commercial	Property Sub Type Office
Legal Plan 1011382	Building Area (Sq. Ft.) 1318.00	Building Area (Sq. M.) 122.45
Construction Type Concrete	Foundation Poured Concrete	Cooling Central Air
Heating Central	Commercial Amenities Exercise Room,See Remarks	Inclusions NA
Restrictions Board Approval	Reports Condo/Strata Bylaws	

Back on the Market, rare find, Substantial Price Reduction, priced below appraised value, motivated Vendor, Quick Occupancy, vacant as of December 18, 2025. Downtown Office Condo, Exceptional Owner user or Investment opportunity. Versatile Professional Suite with extensive buildout. Located within the prestigious Solaire building on the sunshine side of 4th Avenue & 8th Street SW. Building is located along the 8th Street Revitalization zone. As announced by the City of Calgary this spring, 7 of 9 approved office to residential conversions are along the 8th Street SW corridor. Work on the \$30 million project commenced in May 2025 at the north end of the corridor, near the Bow River Pathway, and will run from 2 Avenue to 10 Avenue S.W. The multi-phase initiative will focus on enhancing accessibility and walkability for Calgarians and visitors alike, creating a vibrant and inclusive space to gather and connect, Highlights Include: Outstanding Central location within a secure mixed-use building. River and Park view looking north from boardroom. Turnkey modern buildout, 10' ceilings, abundant natural light and flexible layout. Upscale Amenities include : Concierge service, security, fitness facility, car wash bay, parkade storage, double titled parking stall, bike storage, and convenient rental parking pool. Sur rounded by nearby upscale restaurants, retail, urban amenities, bike paths and public transportation. Suite is extensively developed with superior finish schedule and efficient built ins. Large inviting reception area, 2 private corner offices, generous open office area, boardroom, copy storage room and a fully equipped staff kitchen. Suite offers a highly versatile layout that can be easily adapted to suit numerous business requirements, Its accommodating flexible design and improvements will significantly streamline the transition.

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