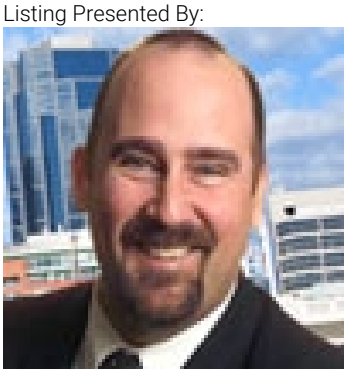


880 4 Avenue Calgary Alberta

$550,000

Rare opportunity to own a MAIN floor Street-Front commercial Retail/Office unit in a luxury high-rise mixed-use residential and commercial building. This well-designed 947 sq. ft. Sunny South Facing unit offers excellent exposure along the high-traffic 4th Avenue, making it ideal for a wide range of retail, professional office, medical, wellness, beauty, service, or boutique business uses. The functional floor plan includes a spacious open reception/lobby/service hall area, three private offices/rooms, and an in-suite washroom and kitchen area. Features include approximately 10 ft high ceilings, central air conditioning, large storefront exposure, and a titled indoor parking stall for added convenience. Located in a vibrant inner-city location close to the Bow River, parks, LRT stations, downtown office towers, and surrounding high-rise residential buildings, this property benefits from strong pedestrian and vehicle traffic, excellent visibility, and a built-in customer base from nearby residential and commercial density. Low condo fee includes heat, water, air conditioning, and more, helping keep operating costs manageable. Available immediately. Also available for lease. A great opportunity for owner-users, investors, or businesses looking for a highly visible and flexible commercial space in a prime Calgary Downtown West location. (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

http://www.housingalberta.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca