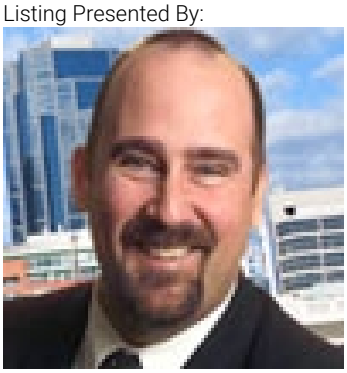


880 4 Avenue Calgary Alberta

$25

Rare opportunity to lease or 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 Sale. A great opportunity for tenant or owner-users, investors, or businesses looking for a highly visible and flexible commercial space in a prime Calgary Downtown West location. (id:6769)

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