

342 4 Avenue SE  
Calgary, Alberta

MLS # A2144612



## \$1,240,525

**Division:** Downtown East Village

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 59,633 sq.ft.

**Zoning:** CC-ET

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Prime Retail Condo Bays for Sale in Downtown Calgary Welcome to this exceptional opportunity to own four titled retail condo bays located on the main floor of a bustling residential building with 150 units in the heart of Downtown Calgary at 342 - 4 Ave SE. These retail spaces, totaling 5,540 sq ft, are situated in a high-traffic area with excellent visibility and versatile potential for various business needs. The largest bay offers 1,908.5 sq ft of customizable space, ideal for a wide range of businesses, including retail stores, medical clinics, pharmacies, chiropractic and physiotherapy offices, gyms, cafes, and bakeries. Features include large display windows and high ceilings, creating a bright and inviting atmosphere for customers. Located near public transportation. Near river walk and city parking, these retail condos benefit from the vibrant local community and the constant flow of visitors to nearby attractions. The property includes 13 parking stalls (9 titled underground and 4 above ground), providing ample parking for your customers.

potential for yourself. Schedule a viewing today and see the