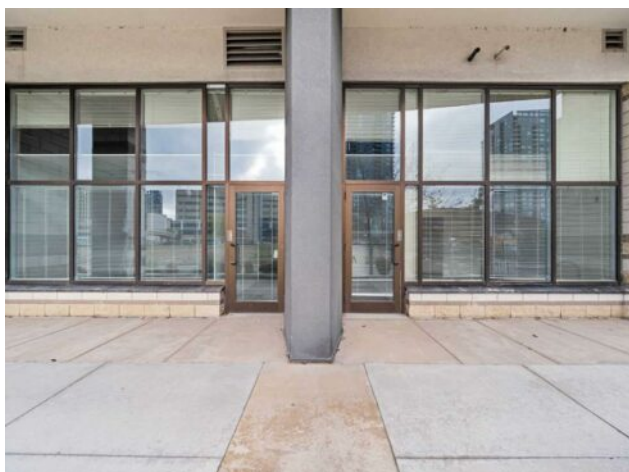


**346 4 Avenue SE  
Calgary, Alberta**

**MLS # A2238471**



# \$624,277

**Division:** Downtown East Village

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,189 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 (see supplement for floor plan) located on the main floor of a bustling residential building with 150 units in the heart of Downtown Calgary. These retail space is situated in a high-traffic area with excellent visibility and versatile potential for various business needs. These bay (unit 395, unit 396, unit 397) offers customizable space, ideal for a wide range of businesses, including CONVENIENT STORE /MEDIC CLINIC/ PHARMACY / CHIROPRACTOR / PHYSIOTHERAPY / GYM / CAFE /BAKERY / TRAVEL AGENCY etc. Features include large display windows and high ceilings, creating a bright and inviting atmosphere for customers. Separate entrance for each bay. 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. Schedule a viewing today and see the potential for yourself.