

102, 151 4 Street NE  
Calgary, Alberta

MLS # A2184019



## \$710,000

**Division:** Bridgeland/Riverside

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,420 sq.ft.

**Zoning:** DIRECT CONTROL 9D2015 FOL

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Contact Lister Direct

Click brochure link for more information\*\* Situated on the border of the highly desirable communities of Crescent Heights and Bridgeland, positioned at the base of a completely sold-out 220-unit residential condominium project. The opportunity presents phenomenal main floor presence to 4th Street NE with high-profile end caps maximizing light and exposure, fronting 1st Avenue NE and Marsh Road NE respectively. Immediately adjacent to a well-established commercial and residential node of medium to high-density residential, award-winning restaurants, and popular retail services.