



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

880 4 Avenue SW
Calgary, Alberta

MLS # A2312766



\$550,000

Division: Downtown Commercial Core

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Solaire

Bus. Name: -

Size: 947 sq.ft.

Zoning: DC (pre 1P2007)

Heating: Central, Natural Gas

Floors: -

Roof: -

Exterior: -

Water: Public

Sewer: Public Sewer

Inclusions: TBV

Addl. Cost: -

Based on Year: -

Utilities: Electricity Connected

Parking: -

Lot Size: -

Lot Feat: -

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.