

2100 4 Street  
Calgary, Alberta

MLS # A2276810



**\$25 per sq.ft.**

|             |              |
|-------------|--------------|
| Division:   | Mission      |
| Type:       | Retail       |
| Bus. Type:  | -            |
| Sale/Lease: | For Lease    |
| Bldg. Name: | -            |
| Bus. Name:  | -            |
| Size:       | 1,730 sq.ft. |
| Zoning:     | -            |

|             |     |
|-------------|-----|
| Heating:    | -   |
| Floors:     | -   |
| Roof:       | -   |
| Exterior:   | -   |
| Water:      | -   |
| Sewer:      | -   |
| Inclusions: | N/A |

|                |   |
|----------------|---|
| Addl. Cost:    | - |
| Based on Year: | - |
| Utilities:     | - |
| Parking:       | - |
| Lot Size:      | - |
| Lot Feat:      | - |

Prime Mission retail space located on a lively, high-exposure street surrounded by destination restaurants, boutique retail, and a strong daytime office population—an ideal setting for businesses that rely on visibility and steady foot traffic. Offering approximately 1,730 SF, this unit is vacant and ready for immediate possession, giving you the flexibility to design and launch your concept without delay. The space suits a wide range of customer-facing uses such as specialty retail, showroom, personal services, wellness/beauty, studio, or professional service concepts. Plaza parking adds convenience for customers and staff. Lease rate is \$25.00/SF Net plus \$25.00/SF Operating Costs. Use subject to landlord approval. No restaurant use.