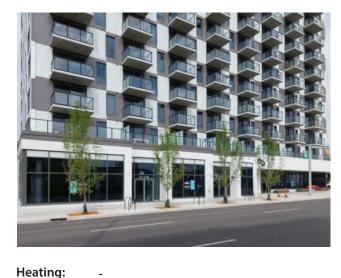




102, 151 4 Street NE Calgary, Alberta

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 Addl. Cost: **Based on Year: Utilities:**

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.