

**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.