

FOR SALE

Downtown High Quality Office Condo

SOLAIRE BUILDING



Highlights ...

- ✓ Excellent Central location on the sunshine side of 4th Avenue and 8th Street SW
- ✓ Flexible extensive professional office buildout in pristine condition
- ✓ Key features include, 10' ceilings, abundant natural light, nearby upscale, restaurants, retail, amenities, bike paths and public transportation. Modern upscale building services include, concierge service, security, fitness facility, car wash, titled double parking, storage locker, bike storage and parking rental pool.

PAUL LOUITT

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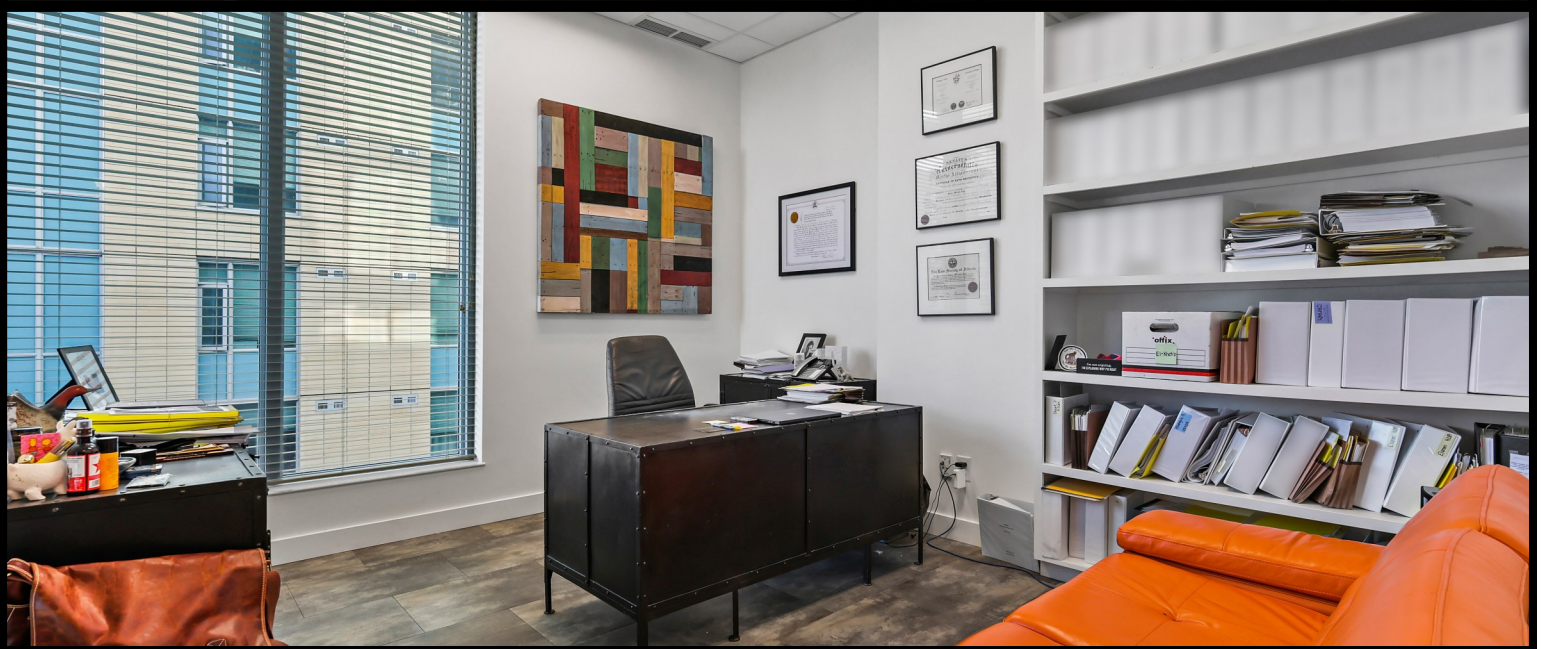
F O R S A L E

Downtown High Quality Office Condo

MUNICIPAL ADDRESS:	Solaire Building, Suite 607, 888 4th Avenue SW T2P 0V2
LEGAL DESCRIPTION:	Suite 607 Condominium Plan 1011382 Legal Unit 22 Unit Factor 98 Titled parking stall Condominium Plan 1011382 Legal Unit 301, Unit Factor 1
ZONING:	Direct Control District pre IP2007 Bylaw 71Z2007
YEAR BUILT:	2010
SIZE:	Registered size 122.5 m2 / 1,318 sq. ft. Interior gross usable area 118.2 m2 / 1,272 sq. ft. .
DESCRIPTION:	<p>Downtown Office Condo, Exceptional Owner user or Investment opportunity. Versatile Professional Suite with extensive buildout in pristine condition. Located within the prestigious Solaire building on the sunshine side of 4th Avenue & 8th Street SW. Building is located along the 8th Street Revitalization zone. As announced by the City of Calgary this spring, 7 of 9 approved office to residential conversions are along the 8th Street SW corridor. Work on the \$30 million project commenced in May 2025 at the north end of the corridor, near the Bow River Pathway, and will run from 2 Avenue to 10 Avenue S.W. The multi-phase initiative will focus on enhancing accessibility and walkability for Calgarians and visitors alike, creating a vibrant and inclusive space to gather and connect,</p> <p>Highlights Include: Outstanding Central location within a secure mixed-use building. River and Park view looking north from boardroom. Turnkey modern buildout, 10' ceilings, abundant natural light and flexible layout. Upscale Amenities include : Concierge service, security, fitness facility, car wash bay, parkade storage, double titled parking stall, bike storage, and convenient rental parking pool. Sur rounded by nearby upscale restaurants, retail, urban amenities, bike paths and public transportation. Suite is extensively developed with superior finish schedule and efficient built ins. Large inviting reception area, 2 private corner offices, generous open office area, boardroom, copy storage room and a fully equipped staff kitchen. Suite offers a highly versatile layout that can be easily adapted to suit numerous business requirements, Its accommodating flexible design and improvements will significantly streamline the transition.</p>
PARKING:	1 Titled double parking stall, parking rental pool available
CEILING HEIGHT:	10" clear height in office
ELECTRICAL:	208/120V 3PH4W
PROPERTY TAXES:	(2025) Suite 607 \$9455 .44, Parking stall \$228.67 per annum
CONDO FEES, UTILITIES:	(2025) Suite 607, parking stall \$1,178.24 per month, Electricity \$200.00 month
ASKING PRICE:	Substantial Price Reduction Now \$449,000

NOTE: the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Purchaser and does not form part of any future agreement. This property may be withdrawn from the market at any time without further notice.

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