

# COURT ORDERED SALE

NAI Commercial

FULLY DEVELOPED OFFICE UNIT IN  
SOLAIRE CONDOMINIUM HIGHRISE TOWER



**PRICE  
REDUCED!**  
**NOW: \$399,000 (\$460 PSF)**

511, 888 - 4 AVENUE SW | CALGARY, AB | ~~\$440,000 (\$507 PSF)~~

## PROPERTY HIGHLIGHTS

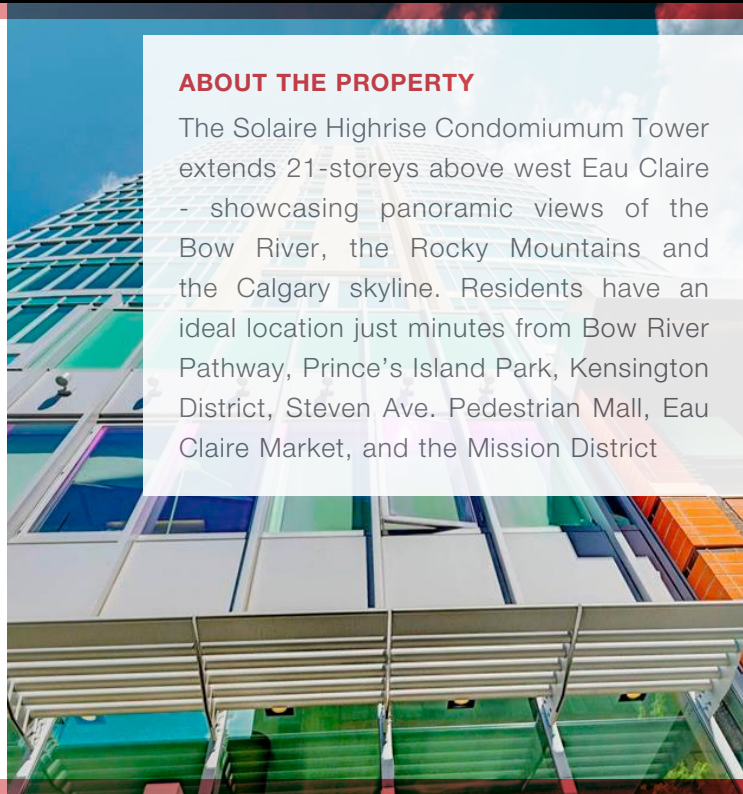
- Prominently located in downtown Calgary on the 5<sup>th</sup> floor of the Solaire Highrise Condominium Tower
- Building amenities include high speed elevators, underground parking, fitness centre, and main floor retail shop/services
- Fully developed office unit with high end improvements includes four executive offices, kitchenette, and reception
- One separately titled underground parking space (#211) include plus ability to lease storage lockers
- Ideal setting for boutique professional firm
- Professionally managed property

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## ABOUT THE PROPERTY

The Solaire Highrise Condominium Tower extends 21-storeys above west Eau Claire - showcasing panoramic views of the Bow River, the Rocky Mountains and the Calgary skyline. Residents have an ideal location just minutes from Bow River Pathway, Prince's Island Park, Kensington District, Steven Ave. Pedestrian Mall, Eau Claire Market, and the Mission District



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



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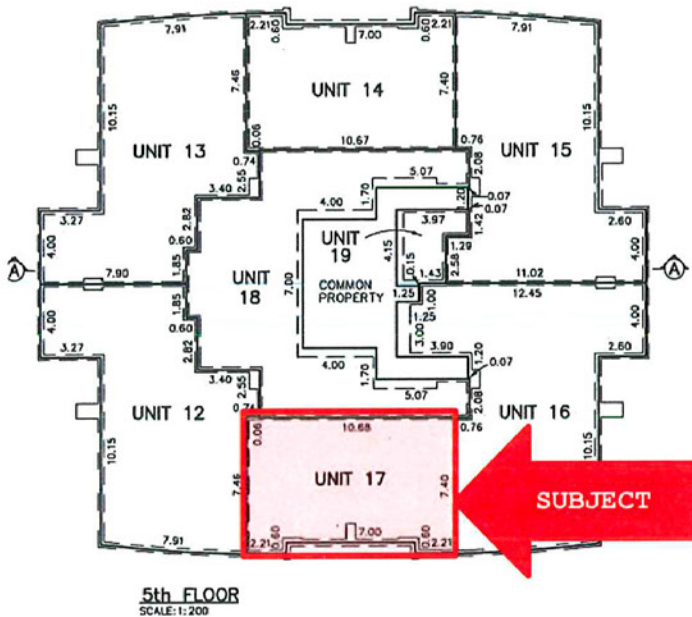
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## ADDITIONAL INFORMATION

SIZE AVAILABLE	868 sq.ft.±
LEGAL DESCRIPTION	Condo Plan 1011382, Unit 17 & 178
ZONING	DC - Direct Control Zoned
AVAILABLE	Immediately
PARKING	One (1) titled underground stall
CEILING HEIGHT	10'
PROPERTY TAXES	Commercial Unit 17: \$10,077 (2023) Titled parking stall (#211): \$117/year
CONDO FEES	\$425.00/month (2023)
SALE PRICE	\$440,000 <b>REDUCED \$399,000</b>



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