



SOLO ON FOURTH

1904 4 Street SW, Calgary, Alberta

Retail Availability:
1,179 - 2,056 SF

TAURUSGROUP.COM

BERNIE BAYER

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ABOUT

BUILDING HIGHLIGHTS

Solo On Fouth is a five-storey, brand new retail and residential rental development in one of Calgary's most highly sought after locations, Mission.

- Major retail corridor with direct north/south access into downtown
- Excellent profile to busy 4th Street, which handles 15,000 cars a day
- 39-unit development features an outdoor rooftop terrace, underground bike storage and heated underground parking
- Targeted uses: quick service restaurant, pet, beauty/wellness, boutique fitness, medical/pharmacy, floral, education, financial institution



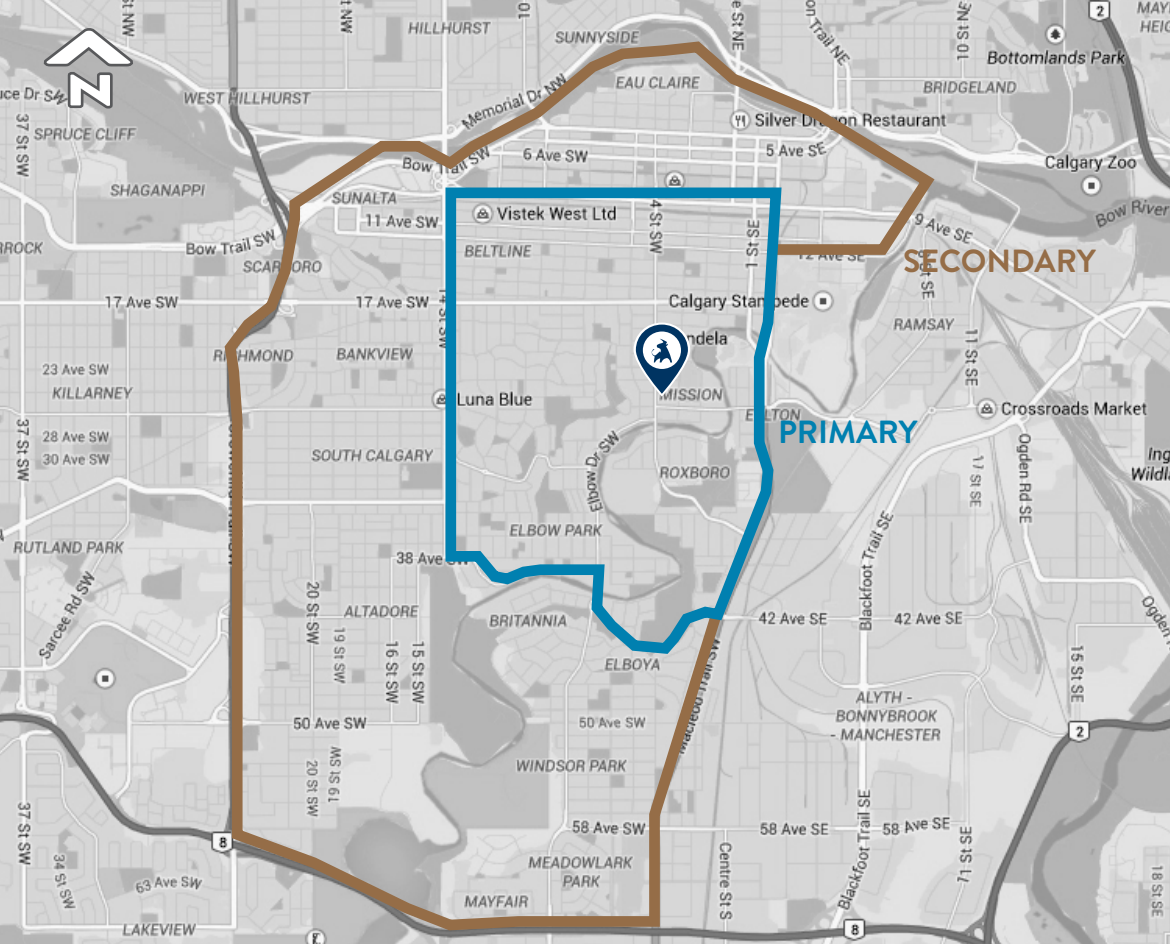
ABOUT

LOCATION HIGHLIGHTS

[VIEW ON GOOGLE MAPS](#)

- > Excellent exposure to 4th Street with great pedestrian connectivity
- > Located on Calgary's "Restaurant Row" - surrounded by a wide array of shops, restaurants, cafes and entertainment options
- > Close proximity to the communities of Mount Royal, Park Hill, Rideau Park, Cliff Bungalow and Elbow Park





COMMUNITY

DEMOGRAPHIC DATA



POPULATION

Primary:	44,427
Secondary:	103,049
Calgary:	1,306,784



DAYTIME POPULATION

Primary:	72,889
Secondary:	211,048



AVERAGE AGE

Primary:	38.6
Secondary:	39.2
Calgary:	38.8



HOUSEHOLD INCOME

Primary:	\$127,565
Secondary:	\$134,372
Calgary:	\$129,000



BUILDING

PROPERTY DETAILS

CENTRE SQUARE FOOTAGE

Retail Size: 8,035 sq ft

LANDLORD

Solo on 4th Limited Partnership

ZONING

C-COR1

PARKING

5 Tenant Stalls

MUNICIPAL ADDRESS

1904 4 Street SW, Calgary, Alberta

YEAR BUILT

2023

LEGAL DESCRIPTION

Plan: B1

Block: 17

Lot: 1 and 2

ADDITIONAL RENT 2024 ESTIMATES

Operating Costs \$ 9.00 PSF

Property Tax \$ 9.00 PSF

Total \$ 18.00 PSF

Premises Utilities Separately Metered
Management Fee Included



SURROUNDING RETAILERS

Earls
KITCHEN + BAR



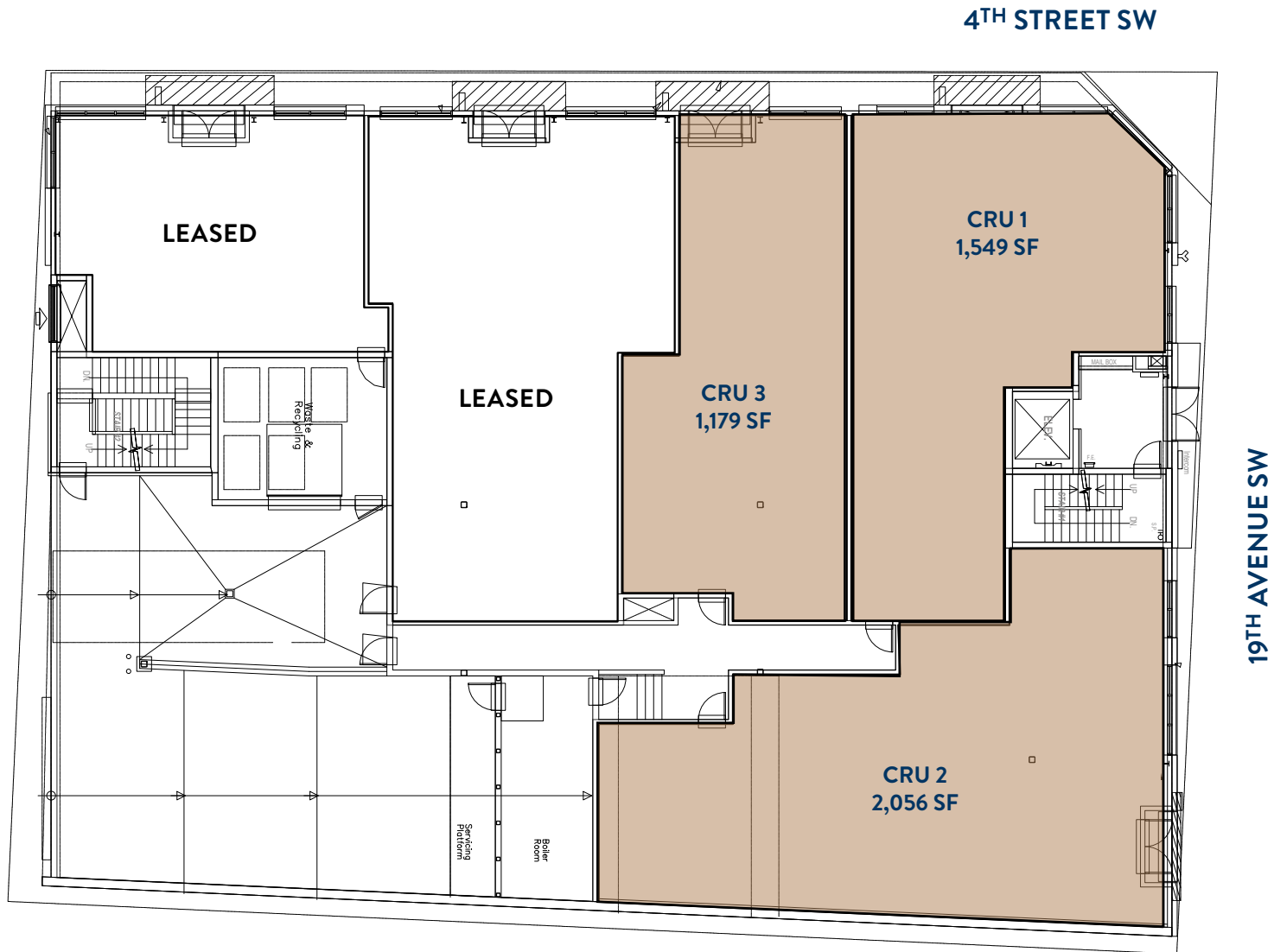
Red's

lulu
BAR

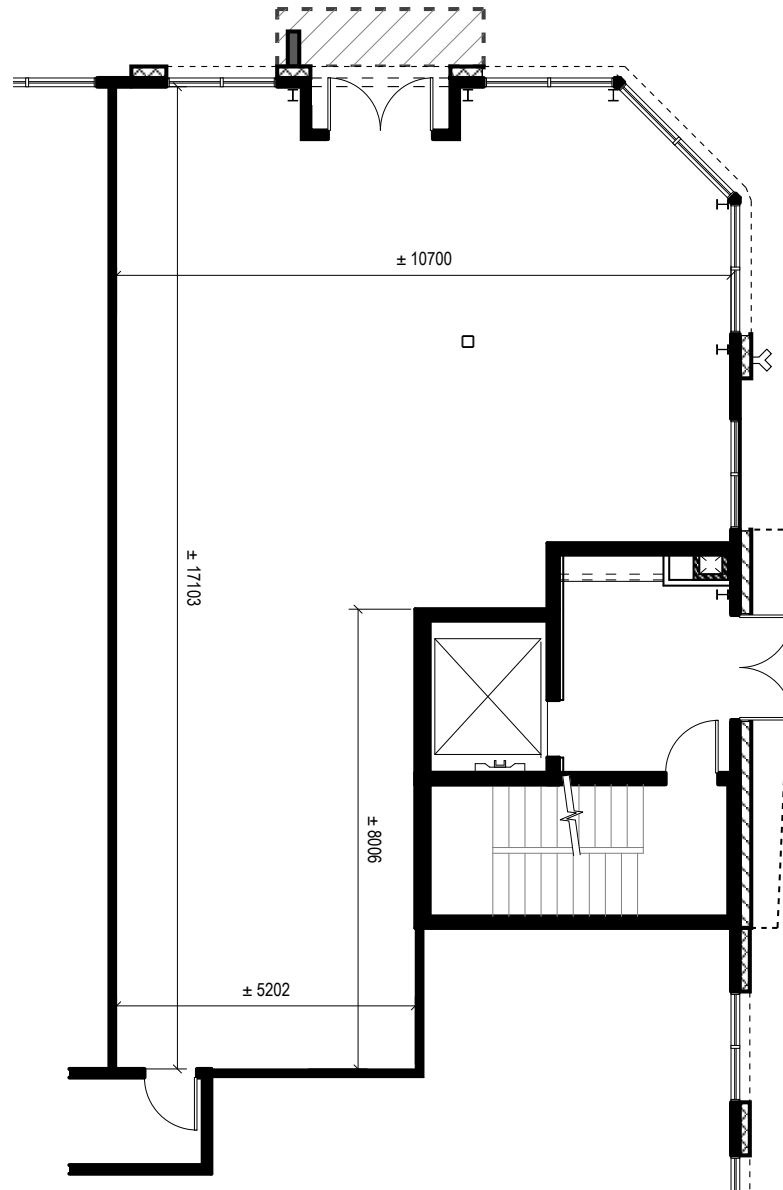
SHOKUNIN

AÑEJO
RESTAURANT

MAIN FLOOR



UNIT PLAN
CRU #1



CRU

1

RETAIL AREA

1,549 Square Feet

CEILING HEIGHT

14'6"

POWER

225A, 120/208V

HVAC

3,000 CFM

WATER

1 1/2" line

GAS

3/4" line

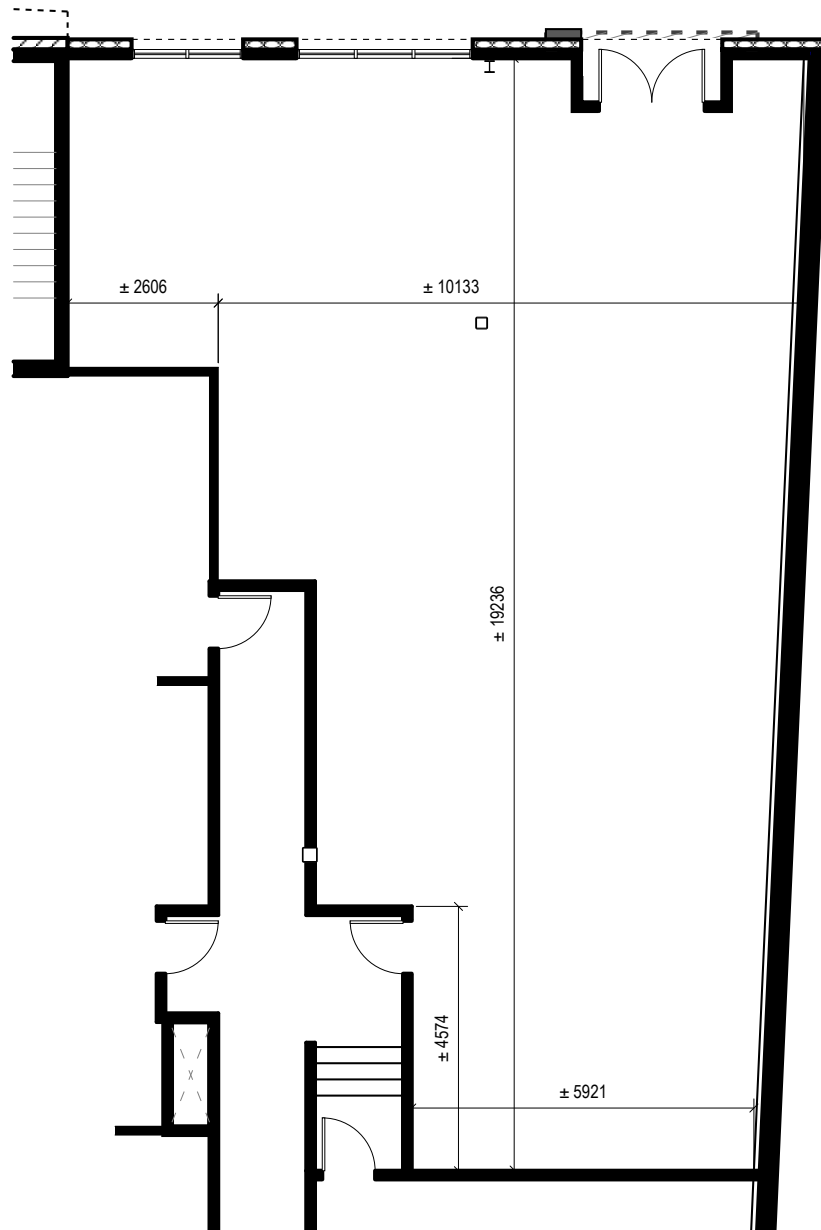
SEWER

3" sanitary vent line;
4" sanitary riser form parkade

GARBAGE

Back Entrance on Main Floor

UNIT PLAN
CRU #2



CRU

2

RETAIL AREA

2,056 Square Feet

CEILING HEIGHT

14'6"

POWER

225A, 120/208V

HVAC

3,000 CFM

WATER

1 1/2" line

GAS

3/4" line

SEWER

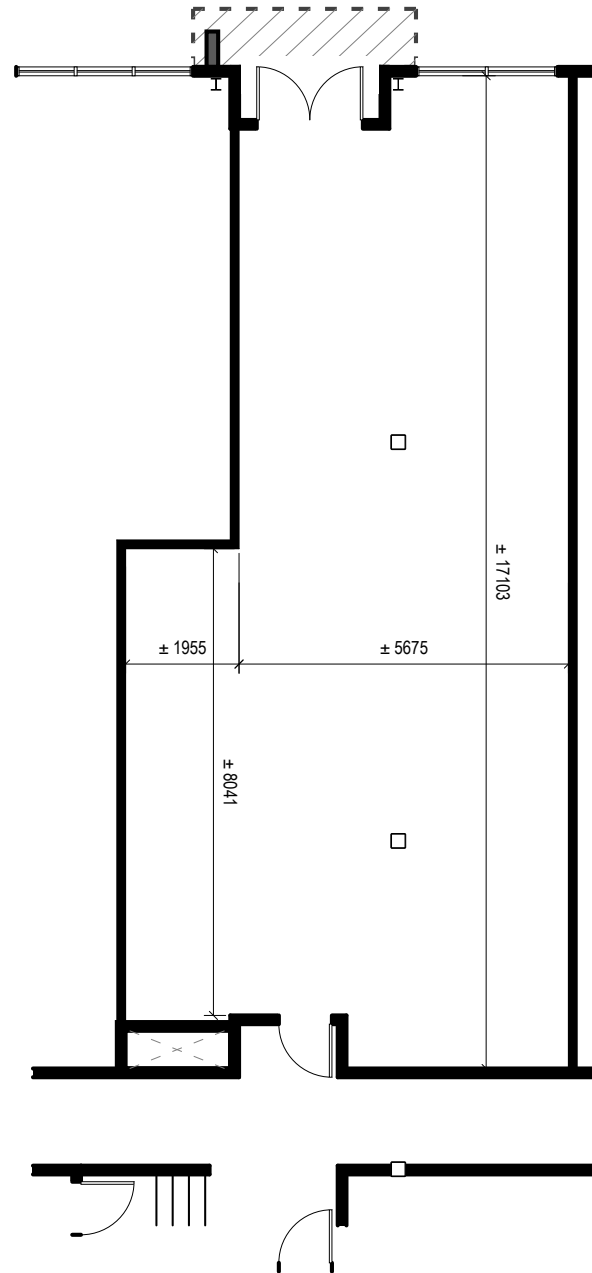
3" sanitary vent line;
4" sanitary riser form parkade

GARBAGE

Back Entrance on Main Floor

UNIT PLAN

CRU #3



CRU

3

RETAIL AREA

1,179 Square Feet

CEILING HEIGHT

14'6"

POWER

225A, 120/208V

HVAC

3,000 CFM

WATER

1 1/2" line

GAS

3/4" line

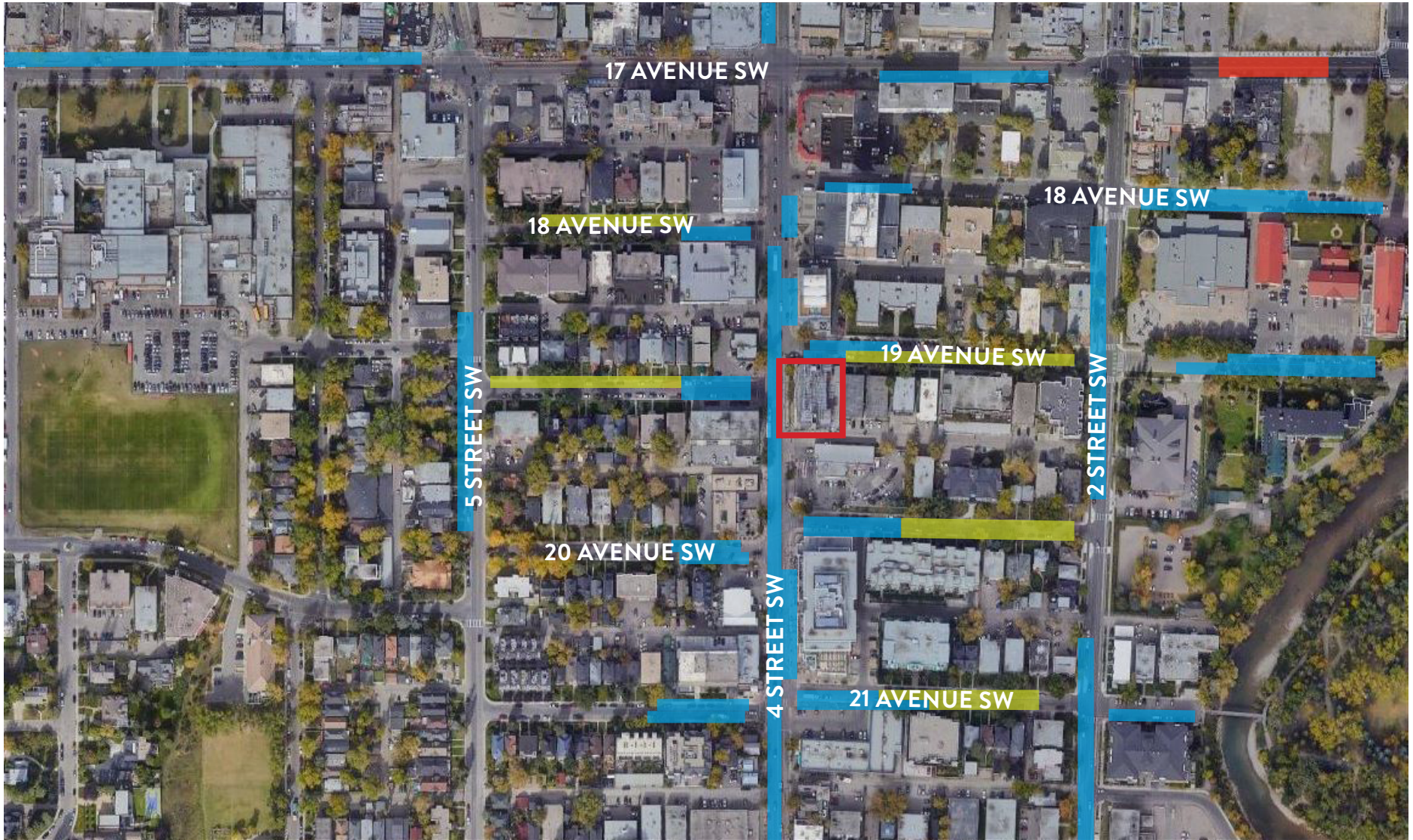
SEWER

3" sanitary vent line;
4" sanitary riser form parkade

GARBAGE

Back Entrance on Main Floor

PARKING MAP



2 HR FREE STREET PARKING AVAILABLE



3 HR FREE STREET PARKING AVAILABLE



9 HR FREE STREET PARKING AVAILABLE

CONNECT WITH US
CONTACT

GENERAL



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ABOUT THIS LISTING

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ADVISOR AND ADVOCATE FOR OWNERS AND
DEVELOPERS OF RETAIL AND MIXED USE PROPERTY

We conduct ourselves at all times with integrity, with the objective of building long-term relationships based on trust and positive results; our primary focus is on building and sustaining the value of our clients' assets over time.

