



# SOLO ON FOURTH

1904 4 Street SW, Calgary, Alberta

100% LEASED

[TAURUSGROUP.COM](https://taurusgroup.com)

BERNIE BAYER

Mobile: (403) 206-2131  
[bbayer@taurusgroup.com](mailto:bbayer@taurusgroup.com)





## 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

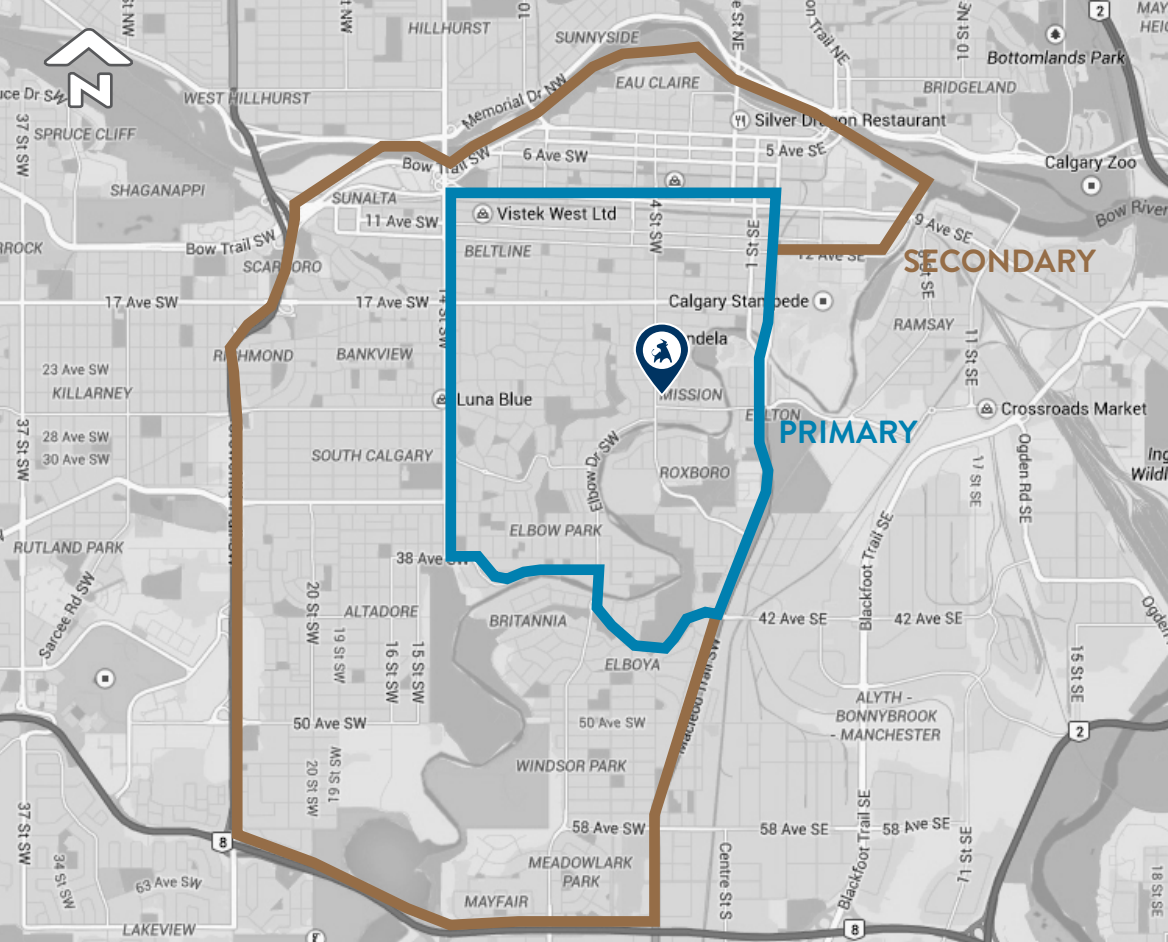
[VIEW ON GOOGLE MAPS](#)

- 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



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## COMMUNITY

# DEMOGRAPHIC DATA



### POPULATION

Primary:	44,427
Secondary:	103,049
Calgary (2025):	1,688,000



### DAYTIME POPULATION

Primary:	72,889
Secondary:	211,048



### AVERAGE AGE

Primary:	38.6
Secondary:	39.2
Calgary (2025):	38.9



### HOUSEHOLD INCOME

Primary:	\$127,565
Secondary:	\$134,372
Calgary (2025):	\$131,600





## 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 2025 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*

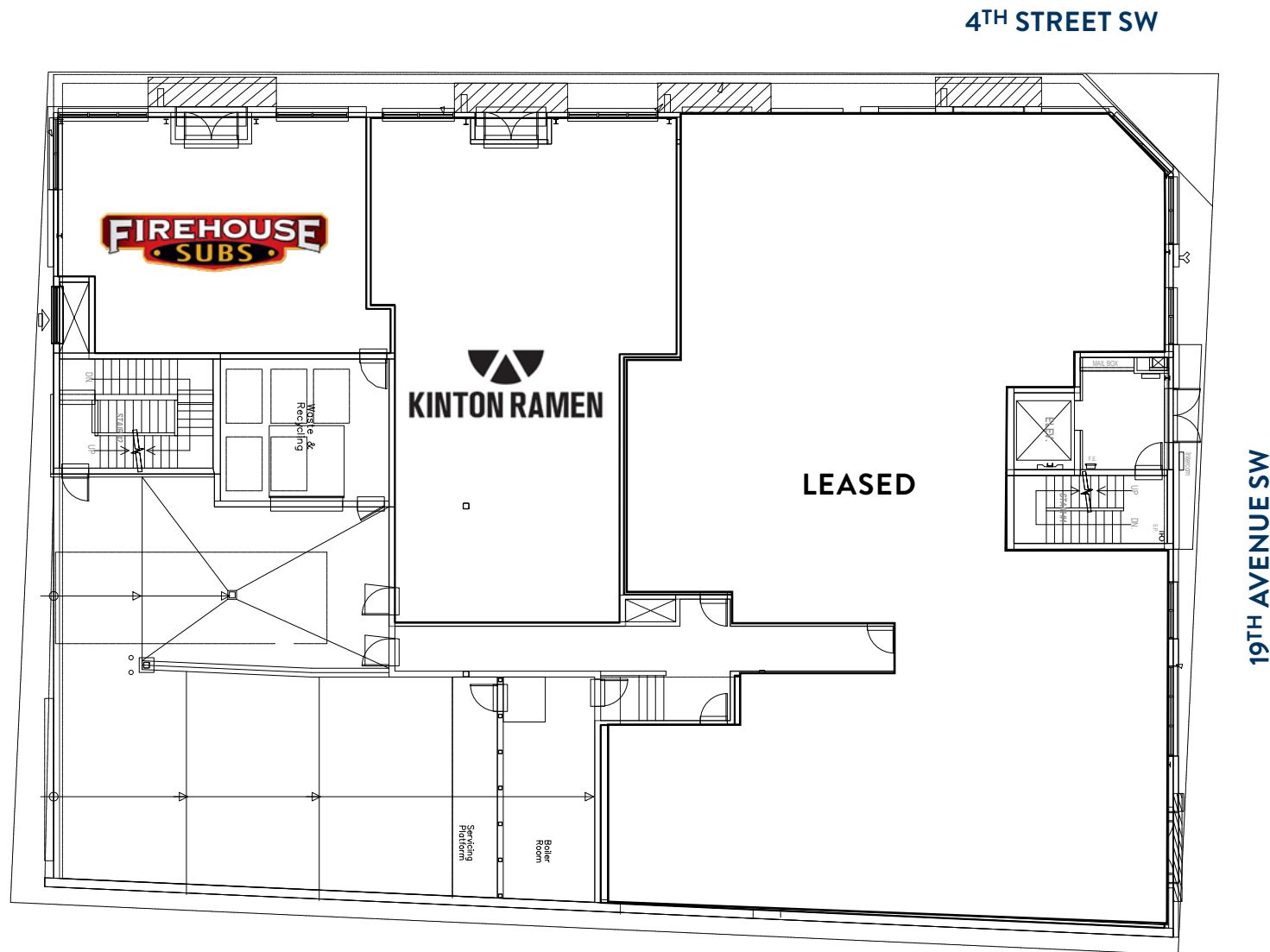
**lulu**  
BAR

**SHOKUNIN**

**AÑEJO**  
RESTAURANT

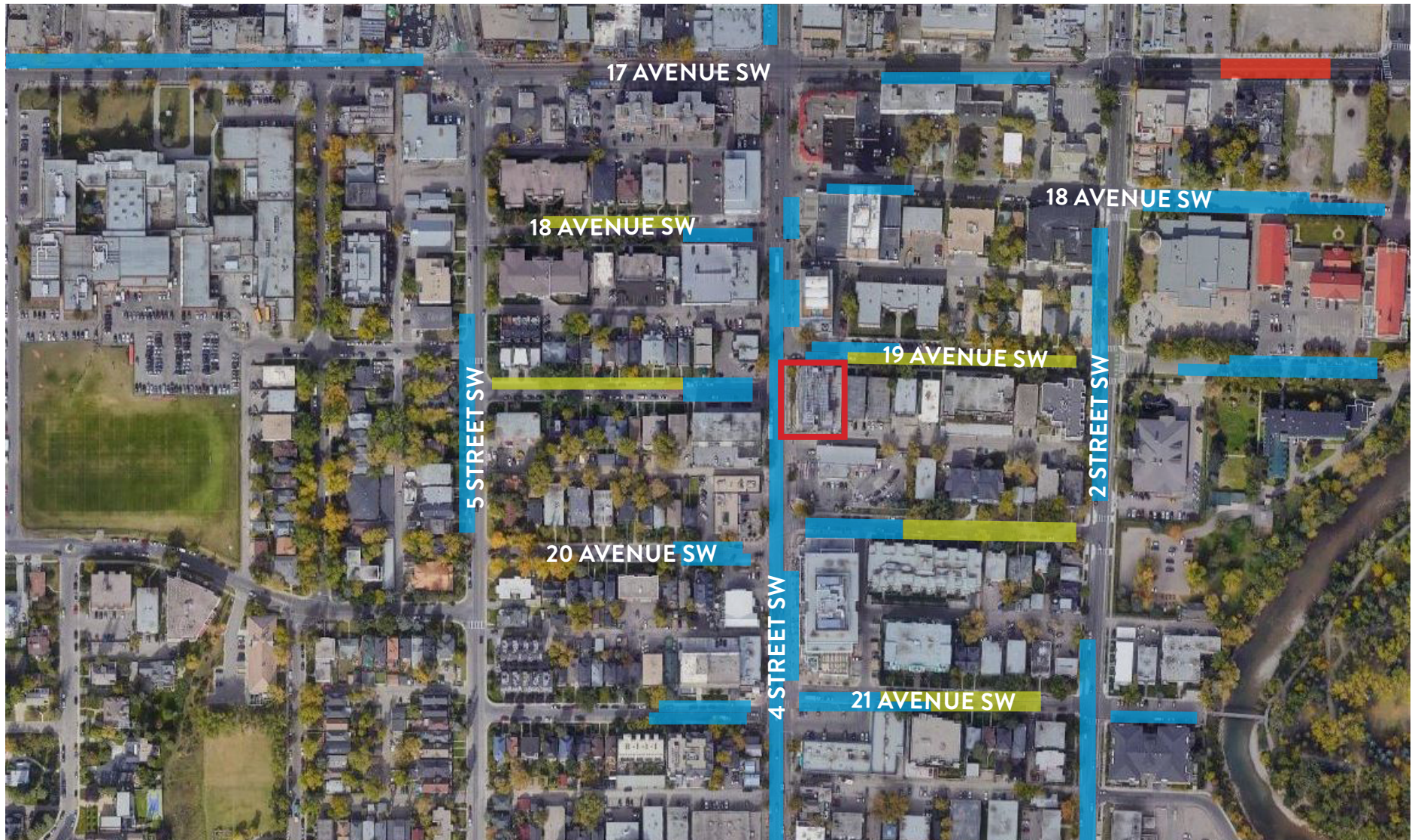


# MAIN FLOOR





# 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



Corporate: (403) 206-2131  
Leasing: (403) 206-2130



Suite 1150, 333 11 Avenue SW,  
Calgary, Alberta, T2R 1L9



[inquiries@taurusgroup.com](mailto:inquiries@taurusgroup.com)



[taurusgroup.com](http://taurusgroup.com)

### ABOUT THIS LISTING

#### BERNIE BAYER



Direct: (403) 206-2131



Suite 1150, 333 11 Avenue SW,  
Calgary, Alberta, T2R 1L9



[bbayer@taurusgroup.com](mailto:bbayer@taurusgroup.com)

## 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.

