

7-ELEVEN SUBLEASE PROPERTIES

435 4th Avenue SW, Calgary, AB

3,744 SF

RETAIL FOR SUBLEASE



- **3,744 SF Retail Opportunity**
- Immediately available
- High exposure corner property

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COMMERCIAL REAL ESTATE SERVICES

Omada
COMMERCIAL

PROPERTY FEATURES

Premises size	3,744 SF
Address	435 4th Avenue SW, Calgary, AB
Rate	Market
Cam/Tax	Est. \$17.00 PSF
Expiry Date	5/31/2029



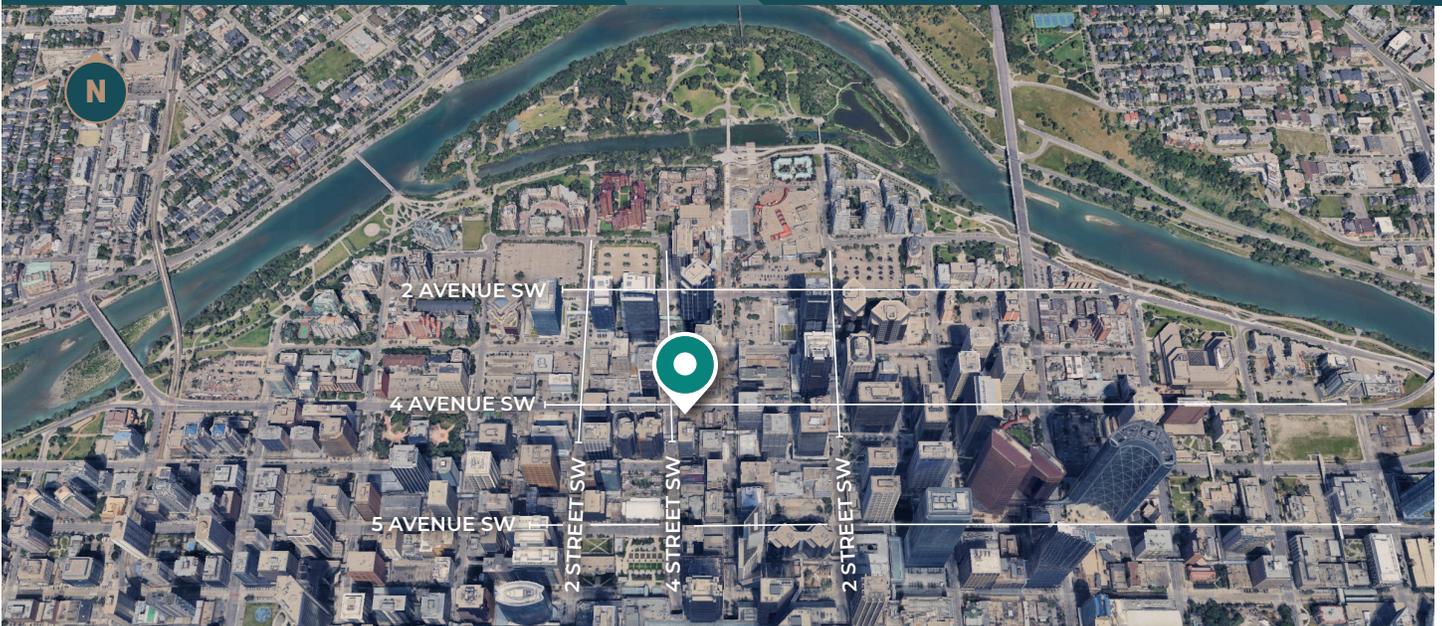
HIGH TRAFFIC MAIN FLOOR RETAIL BAY WITH EXCELLENT EXPOSURE TO 4 AVE SW



ACCESSIBLE FROM THE STREET AND MAIN BUILDING LOBBY



LOCATED IN THE HEART OF DOWNTOWN CALGARY'S COMMERCIAL CORE AND PLUS 15 CONNECTED



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