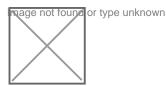


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **2114, 3730 108 AVENUE NE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

26386

MLS ID: A2154676

\$1,250,000



**△** HAPPE DHILLON

**(403)** 455-5215

□ RE/MAX Crown

**403-455-5215** 

2114, 3730 108 Avenue NE, Calgary, Alberta T3N 1V9

**Transaction Type** 

For Sale

**Days On Market** 

25

Zoning

DC

Subdivision

Stoney 3

Year Built

2018

Structure Type Mixed Use

**Property Type** 

Commercial

**Property Sub Type** 

Retail

Legal Plan 1912139

**Building Area (Sq. Ft.)** 

34767.43

Building Area (Sq. M.)

3229.97

**Inclusions** 

All Equipment (List to be provided with

accepted offer)

Restrictions

Reports

None Known None

Incredible opportunity to own a beautifully finished 2-storey retail space in a high traffic commercial plaza loaded with office employees supplying a steady stream of potential customers. Previously operated as a lively bakery with high foot traffic; this space has remarkable possibilities! Located at the intersection of 108 Ave NE & 36 Street NE, near Cityscape and Skyview; both highly sought after neighbourhoods with a dense population! Spanning 3,230 square feet, this 2-storey corner unit has a large frontage for your business signage, plenty of customer parking and the 2nd level has unobstructed City, Mountain & Airport Views. This space is outfitted with 2 kitchens (1 on the main and 1 on the 2nd level) for quick and reliable customer service. Upstairs has 2 deep walk-in coolers, an office space for management and additional storage. High End Finishings | Open Floor Plan | Customer Seating on Both Levels | 22ft Ceilings | Ample Customer Parking | Welcoming Display for Take-Out Customers | Spacious Cash Desk/Hostess Station.

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