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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

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| 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 None Known | Reports 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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