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## 3258, 4310 104 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
26640


**MLS ID:**  
A2160232

**\$459,900**



 **JAY WALIA**  
 (403) 216-1600

 RE/MAX Real Estate (Central)  
 403-216-1600

 3258, 4310 104 Avenue NE, Calgary , Alberta T3N 1W3

|   |  |                                  |
|---|--|----------------------------------|
| <b>Transaction Type</b><br>For Sale       | <b>Days On Market</b><br>5             | <b>Zoning</b><br>C-COR3 f0.25h16 |
| <b>Subdivision</b><br>Stoney 3            | <b>Year Built</b><br>2018              | <b>Structure Type</b><br>Retail  |
| <b>Property Type</b><br>Commercial        | <b>Property Sub Type</b><br>Office     | <b>Legal Plan</b><br>2010546     |
| <b>Building Area (Sq. Ft.)</b><br>1015.00 | <b>Building Area (Sq. M.)</b><br>94.30 | <b>Inclusions</b><br>NA          |
| <b>Restrictions</b><br>Call Lister        | <b>Reports</b><br>None                 |                                  |

This stylish and newly finished unit offers 1,015 sellable square feet, featuring 4 offices, a washroom, and a kitchenette. Currently, three offices are rented out, while the owner occupies the fourth. Situated in Cityscape Landing, just minutes from the Airport and off Metis Trail, this property is ideal for anyone looking to purchase for personal use or as a rental income opportunity.

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