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## 2106, 3730 108 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta

**Listing ID:**  
26784


**MLS ID:**  
A2169948

**\$689,900**



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 2106, 3730 108 Avenue NE, Calgary , Alberta T3N 1V9

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 246	<b>Zoning</b> DC
<b>Subdivision</b> Stoney 3	<b>Building Type</b> Commercial Mix,Mixed Use,Retail,Strip Mall	<b>Year Built</b> 2018
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 1912139	<b>Building Area (Sq. Ft.)</b> 1606.00	<b>Building Area (Sq. M.)</b> 149.20
<b>Inclusions</b> N/A	<b>Restrictions</b> Board Approval,None Known	<b>Reports</b> Building Plans,Floor Plans,Site Plans,Title

Welcome to the Jacksonport Professional Center, a prime retail development encompassing over 57,000 square feet, designed for high visibility and foot traffic. This exceptional 1606 square-foot retail bay offers an ideal location for a variety of businesses, including restaurants, grocery stores, spas, or any other retail ventures. Situated strategically near the airport and major thoroughfares such as 36th Street and 108 Avenue, this location benefits from a constant flow of traffic and excellent exposure. The bay boasts 22 feet of frontage, providing ample visibility and an inviting space for customers. Very nice rocky and Airport view, Pride of ownership. This busy plaza promises a high volume of exposure, ensuring steady traffic from both local and transient clientele. Visibly to the direct traffic making it a flexible opportunity for businesses looking to establish or expand in a high-demand area within Calgary's view of the Rockies and Airport. The DP and BP are approved by professional architect and by city of Calgary for 2 floors. Run your business on one floor and rent the second floor for you income generating property. Don't miss this out !!!

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