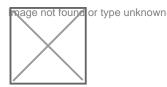


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

28412

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** 

Days On Market

Zoning

For Sale

178

DC

**Subdivision** Stoney 3 Year Built

Structure Type

**Property Type** 

2018

Mixed Use

Legal Plan

Commercial

Property Sub Type Retail

1912139

Building Area (Sq. Ft.)

rtotan

Inclusions

34767.43

3229.97

Building Area (Sq. M.)

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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