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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 For Sale	Days On Market 178	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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