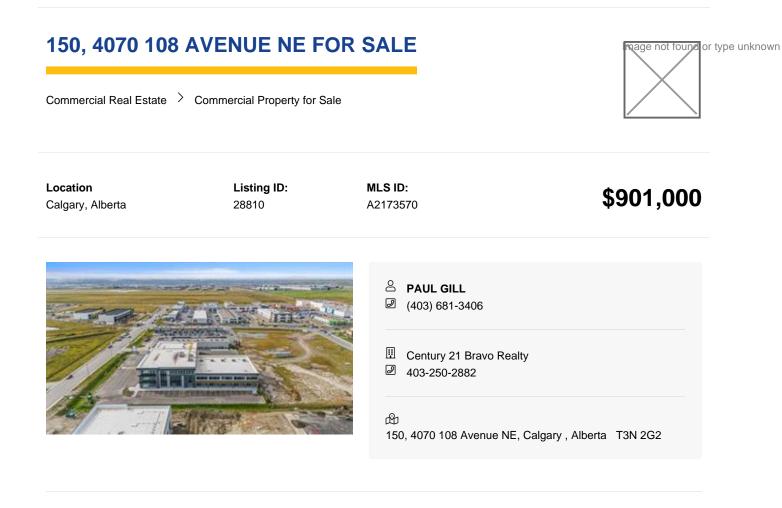


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Transaction Type For Sale

Subdivision Stoney 3

Structure Type Industrial

Legal Plan 2410104

Inclusions N/A Days On Market

Building Type Commercial Mix

Property Type Commercial

Building Area (Sq. Ft.) 2000.00

Restrictions Board Approval Zoning I-C

Year Built 2024

Property Sub Type Industrial

Building Area (Sq. M.) 185.80

Reports Building Plans, Floor Plans, Site Plans

Ground Floor Unit Available at 3D Business Centre, located at 4070 108 Ave NE – offering approximately 2,000 square feet of adaptable industrial commercial space! Situated in a prime business hub, this well-crafted bay is designed to meet your business's needs. With I-C zoning, you'll have access to a variety of potential uses, such as a building supply centre, pet care services, print centre, cabinet manufacturing, retail and consumer services, specialty food stores, and much more. The unit's high ceilings offer the option to add a second-floor mezzanine, as permitted by City of Calgary regulations. Additionally, the oversized warehouse door makes shipping and receiving inventory easy and efficient. With limited availability, these sought-after units won't last long in this premier business centre!

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