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150, 4070 108 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
28810


MLS ID:
A2173570

\$901,000



 **PAUL GILL**
 (403) 681-3406

 Century 21 Bravo Realty
 403-250-2882

 150, 4070 108 Avenue NE, Calgary , Alberta T3N 2G2

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|-------------------------------------|---|---|
| Transaction Type For Sale | Days On Market 103 | Zoning I-C |
| Subdivision Stoney 3 | Building Type Commercial Mix | Year Built 2024 |
| Structure Type Industrial | Property Type Commercial | Property Sub Type Industrial |
| Legal Plan 2410104 | Building Area (Sq. Ft.) 2000.00 | Building Area (Sq. M.) 185.80 |
| Inclusions N/A | Restrictions Board Approval | 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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