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## **3242, 4310 104 AVENUE NE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 30775

MLS ID: A2224421

\$599,999



A PAUL GILL

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□ Century 21 Bravo Realty

**403-250-2882** 

M

3242, 4310 104 Avenue NE, Calgary , Alberta T3N 1W3

**Transaction Type** 

For Sale

Zoning

C-COR3 f0.25h16

Year Built

2018

**Property Sub Type** 

Office

Building Area (Sq. M.)

106.84

Reports

Aerial Photos, Building Plans, Condo/Strata Bylaws, Floor Plans, Site Plans, Title Title

Fee Simple

Subdivision

Stoney 3

Structure Type

Legal Plan 2010546

Mixed Use

Inclusions

N/A

**Days On Market** 

197

**Building Type** 

Commercial Mix

Property Type Commercial

Building Area (Sq. Ft.)

1150.00

Restrictions

Call Lister

An excellent opportunity to own a fully developed, top-floor office unit in the thriving commercial hub of Cityscape Landing. This professionally finished space offers 1,150 sq ft (gross) and includes five private offices, a welcoming reception area, a bathroom, and a kitchenette, making it ideal for a variety of professional uses. The unit is easily accessible via elevator and also benefits from access to common washrooms on the second floor. Positioned at the intersection of Metis Trail and 104 Avenue NE, this high-exposure location offers prominent signage opportunities and sees steady foot traffic throughout the day. Surrounded by rapidly growing residential communities such as Cityscape, Skyview Ranch, Cornerstone, and Redstone, and only minutes from Calgary International Airport, this property offers exceptional convenience and growth potential. Zoned C-COR3, the unit is suitable for both office and retail uses, and the plaza features abundant surface parking. This is an ideal setup for professionals seeking a turnkey office space in one of Northeast Calgary's most active commercial developments.

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