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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



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

 Century 21 Bravo Realty
 403-250-2882

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

Transaction Type For Sale	Title Fee Simple	Days On Market 51
Zoning C-COR3 f0.25h16	Subdivision Stoney 3	Building Type Commercial Mix
Year Built 2018	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Office	Legal Plan 2010546	Building Area (Sq. Ft.) 1150.00
Building Area (Sq. M.) 106.84	Inclusions N/A	Restrictions Call Lister

Reports

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

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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