The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

# 2106, 3730 108 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale

| **Location** | **Listing ID:** | **MLS ID:** | **$629,000** |
|---|---|---|---|
| Calgary, Alberta | 32647 | A2266738 | |



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

Century 21 Bravo Realty
403-250-2882

2106, 3730 108 Avenue NE, Calgary , Alberta   T3N 1V9

| | | |
|---|---|---|
| **Transaction Type**<br>For Sale | **Days On Market**<br>52 | **Zoning**<br>DC |
| **Subdivision**<br>Stoney 3 | **Year Built**<br>2018 | **Structure Type**<br>Flex |
| **Property Type**<br>Commercial | **Property Sub Type**<br>Mixed Use | **Legal Plan**<br>1912139 |
| **Building Area (Sq. Ft.)**<br>1609.00 | **Building Area (Sq. M.)**<br>149.48 | **Inclusions**<br>N/A |
| **Restrictions**<br>Call Lister,Noise Restriction | **Reports**<br>Aerial Photos,Building Plans,Call Lister,Other Documents,Title | |

Shell bay with City-approved 100% mezzanine construction, allowing up to 3,114 sq. ft. of buildable space. Approx. 1,557 sq. ft. main floor plus 1,557 sq. ft. mezzanine with 26-ft ceilings, sprinklers, and large front glazing. Concrete tilt-up building with ample parking and pylon signage options. Excellent exposure facing 36 Street NE with views toward Calgary International Airport and quick access to Airport Trail, Metis Trail, and Stoney Trail NE. Ideal for office, showroom, or professional use.