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2106, 3730 108 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 32647

MLS ID: A2266738

\$629,000



- [△] PAUL GILL
- **(403)** 681-3406
- □ Century 21 Bravo Realty
- **403-250-2882**

rPn

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

Transaction Type

For Sale

Days On Market

Zoning

Subdivision

Stoney 3

Year Built

2018

Structure Type

Flex

DC

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan 1912139

Building Area (Sq. Ft.)

1609.00

Building Area (Sq. M.)

149.48

Inclusions

N/A

Restrictions

Call Lister, Noise Restriction

Reports

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.

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