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2106, 3730 108 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
32759


MLS ID:
A2269099

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 **PAUL GILL**
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 2106, 3730 108 Avenue NE, Calgary , Alberta T3N 1V9

Transaction Type For Lease	Days On Market 31	Lease Amount 23.00
Lease Frequency Annually	Zoning DC	Subdivision Stoney 3
Year Built 2018	Structure Type Flex	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 1912139	Building Area (Sq. Ft.) 1606.00
Building Area (Sq. M.) 149.20	Inclusions N/A	Restrictions Call Lister

Reports

Aerial Photos, Building
Plans, Condo/Strata Bylaws, Other
Documents

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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