

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 LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
32759

**MLS ID:**  
A2269099

**\$27**



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

 Century 21 Bravo Realty  
 403-250-2882

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

|   |                               |   |
|---|-------------------------------|---|
| <b>Transaction Type</b><br>For Lease    | <b>Days On Market</b><br>135  | <b>Lease Amount</b><br>27.00              |
| <b>Lease Frequency</b><br>Annually      | <b>Zoning</b><br>DC           | <b>Subdivision</b><br>Stoney 3            |
| <b>Year Built</b><br>2018               | <b>Structure Type</b><br>Flex | <b>Property Type</b><br>Commercial        |
| <b>Property Sub Type</b><br>Mixed Use   | <b>Legal Plan</b><br>1912139  | <b>Building Area (Sq. Ft.)</b><br>1606.00 |
| <b>Building Area (Sq. M.)</b><br>149.20 | <b>Inclusions</b><br>N/A      | <b>Restrictions</b><br>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.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.