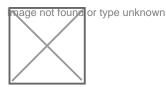


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 3118 & 3122, 4310 104 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 33148

**MLS ID:** A2274110

\$40



- SUMIT BRAR
- **(403) 270-4682**
- PREP Realty
- **403-270-4682**

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3118 & 3122, 4310 104 Avenue NE, Calgary , Alberta  $\,$  T3N 1W5  $\,$ 

Transaction Type Title Days On Market

For Lease Fee Simple 2

Lease Amount Lease Frequency Zoning

40.00 Annually C-COR3 f0.25h16

Subdivision

Building Type

Year Built

Major Shopping, Mixed

Stoney 3 Use,Retail,Shopping Centre,Strip Mall

Structure Type Property Type Property Sub Type

Retail Commercial Retail

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

2010546 2268.00 210.70

InclusionsRestrictionsReportsN/ANone KnownNone

Don't miss out on this rare opportunity to lease a fully built-out, C-COR3 zoned jewellery store space located in the Cityscape Landing Plaza in the heart of Jacksonport, offered at \$40/sqft plus operating costs, with the landlord asking \$250,000 for all existing improvements. Professionally developed as a jewellery store, this unit features two finished bathrooms, office, lunch area, and a high security safe with reinforced metal panels built inside as well! With everything from electrical, flooring, lighting, and display fixtures complete, you get a turnkey setup that saves tenants the significant time, cost, and hassle of a full buildout from shell space. Cityscape Landing features a mix of retail, restaurants, offices, and service businesses, creating steady daily traffic and strong visibility. Surrounded by rapidly growing major commercial developments, this plaza benefits from abundant parking, excellent exposure, and easy access to Stoney Trail, Metis Trail, Country Hills Blvd, and Calgary International Airport. Perfect for jewellers or specialty retailers seeking a move-in-ready space in a prime, amenity-rich NE Calgary location.

**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.

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