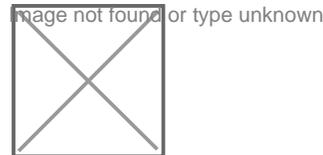


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
33148

**MLS ID:**  
A2274110

**\$42**



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

 Prep Realty Inc.  
 403-270-4682

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

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 153
<b>Lease Amount</b> 42.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> C-COR3 f0.25h16
<b>Subdivision</b> Stoney 3	<b>Building Type</b> Major Shopping,Mixed Use,Retail,Shopping Centre,Strip Mall	<b>Year Built</b> 2018
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 2010546	<b>Building Area (Sq. Ft.)</b> 2268.00	<b>Building Area (Sq. M.)</b> 210.70
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

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, now offered at \$42/sqft plus operating costs, with the landlord asking \$100,000 for all existing improvements. Alternatively, the landlord is offering flexibility with an option to lease at \$55/sqft with no upfront improvement cost and a 3+3 year lease. is also possible. 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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