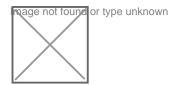


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **2106, 3730 108 AVENUE NE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 26784

MLS ID: A2169948

\$689,900



SUKH BRAR

(403) 472-7200

■ Royal LePage METRO

**403-400-0000** 

rM1

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

Transaction TypeDays On MarketZoningFor Sale272DC

Subdivision
Stoney 3

Building Type
Commercial Mix,Mixed Use,Retail,Strip
Mail
2018

Structure TypeProperty TypeProperty Sub TypeRetailCommercialRetail

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

 1912139
 1606.00
 149.20

 Inclusions
 Restrictions
 Reports

 N/A
 Board Approval, None Known
 Building Plans, Floor Plans, Site

Plans, Title

Welcome to the Jacksonport Professional Center, a prime retail development encompassing over 57,000 square feet, designed for high visibility and foot traffic. This exceptional 1606 square-foot retail bay offers an ideal location for a variety of businesses, including restaurants, grocery stores, spas, or any other retail ventures. Situated strategically near the airport and major thoroughfares such as 36th Street and 108 Avenue, this location benefits from a constant flow of traffic and excellent exposure. The bay boasts 22 feet of frontage, providing ample visibility and an inviting space for customers. Very nice rocky and Airport view, Pride of ownership. This busy plaza promises a high volume of exposure, ensuring steady traffic from both local and transient clientele. Visibly to the direct traffic making it a flexible opportunity for businesses looking to establish or expand in a high-demand area within Calgary's view of the Rockies and Airport. The DP and BP are approved by professional architect and by city of Calgary for 2 floors. Run your business on one floor and rent the second floor for you income generating property. Don't miss this out !!!

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