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3242, 4310 104 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
30775


MLS ID:
A2224421

\$599,999



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

 Century 21 Bravo Realty
 403-250-2882

 3242, 4310 104 Avenue NE, Calgary , Alberta T3N 1W3

Transaction Type

For Sale

Title

Fee Simple

Days On Market

188

Zoning

C-COR3 f0.25h16

Subdivision

Stoney 3

Building Type

Commercial Mix

Year Built

2018

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Office

Legal Plan

2010546

Building Area (Sq. Ft.)

1150.00

Building Area (Sq. M.)

106.84

Inclusions

N/A

Restrictions

Call Lister

Reports

Aerial Photos,Building

Plans,Condo/Strata Bylaws,Floor

Plans,Site Plans,Title

An excellent opportunity to own a fully developed, top-floor office unit in the thriving commercial hub of Cityscape Landing. This professionally finished space offers 1,150 sq ft (gross) and includes five private offices, a welcoming reception area, a bathroom, and a kitchenette, making it ideal for a variety of professional uses. The unit is easily accessible via elevator and also benefits from access to common washrooms on the second floor. Positioned at the intersection of Metis Trail and 104 Avenue NE, this high-exposure location offers prominent signage opportunities and sees steady foot traffic throughout the day. Surrounded by rapidly growing residential communities such as Cityscape, Skyview Ranch, Cornerstone, and Redstone, and only minutes from Calgary International Airport, this property offers exceptional convenience and growth potential. Zoned C-COR3, the unit is suitable for both office and retail uses, and the plaza features abundant surface parking. This is an ideal setup for professionals seeking a turnkey office space in one of Northeast Calgary's most active commercial developments.

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