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2102, 3730 108 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
32017


MLS ID:
A2254678

\$1,299,000



 **RAMAN CHAHAL**
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2102, 3730 108 Avenue NE, Calgary , Alberta T3N 1V9

Transaction Type For Sale	Days On Market 125	Zoning DC
Subdivision Stoney 3	Year Built 2019	Structure Type Industrial
Property Type Commercial	Property Sub Type Office	Legal Plan 1912139
Building Area (Sq. Ft.) 3300.03	Building Area (Sq. M.) 306.58	Inclusions NONE
Restrictions Call Lister	Reports None	

Prime Location | Welcoming Front Reception Desk | Main Floor Board Room | 4 Main Floor Offices | Kitchen & Lunch Room | 3 Washrooms - 1 Male, 1 Female, & 1 Common Accessible Washroom | Huge Storage Filing Room | Upper Level Reception & Waiting Area | Training Room & 3 Offices | Shared Half bath with Shower | Open Area for Cubicle Offices | Quick Access from Country Hills Blvd NE | Quick Connection to Metis & Stoney Trail | Approx 3,300 SqFt | | Great Frontage | Ample Parking | DC Zoning with Ample Business Allowances | High Traffic Retail Plaza. Prime office space in a high-traffic retail plaza with excellent frontage and exposure! This approx. 3,300 sq. ft. professional space offers a welcoming front reception area, main floor boardroom, and 4 private offices plus a kitchen & lunchroom for staff. The main floor also features 3 washrooms (male, female, and accessible). The upper level includes a second reception waiting area, training room, 3 additional offices, shared half bath with shower, and a versatile open area ideal for cubicles. A huge filing-storage room adds functionality. Enjoy ample on-site parking, quick access from Country Hills Blvd NE, and easy connections to Metis Trail & Stoney Trail. With DC zoning allowing for a wide range of business uses, this is a fantastic opportunity to secure prime space in a vibrant, high-visibility location. Seller is willing to lease back the main level office space for your clients to have a tenant right away!

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