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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**
 (403) 922-2000

 RE/MAX Crown
 403-455-5215


2102, 3730 108 Avenue NE, Calgary , Alberta T3N 1V9

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|---|---|-------------------------------------|
| Transaction Type For Sale | Days On Market 171 | 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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