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## 2106, 3730 108 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
32647

**MLS ID:**  
A2266738

**\$629,000**



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

 Century 21 Bravo Realty  
 403-250-2882

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

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	83	DC
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
Stoney 3	2018	Flex
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Mixed Use	1912139
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>
1609.00	149.48	N/A
<b>Restrictions</b>	<b>Reports</b>	
Call Lister, Noise Restriction	Aerial Photos, Building Plans, Call Lister, Other Documents, Title	

Shell bay with City-approved 100% mezzanine construction, allowing up to 3,114 sq. ft. of buildable space. Approx. 1,557 sq. ft. main floor plus 1,557 sq. ft. mezzanine with 26-ft ceilings, sprinklers, and large front glazing. Concrete tilt-up building with ample parking and pylon signage options. Excellent exposure facing 36 Street NE with views toward Calgary International Airport and quick access to Airport Trail, Metis Trail, and Stoney Trail NE. Ideal for office, showroom, or professional use.

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