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## 3118 & 3122, 4310 104 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease

**Location**

Calgary, Alberta

**Listing ID:**

33148

**MLS ID:**

A2274110

**\$40**



 **SUMIT BRAR**  
 (403) 270-4682

 **PREP Realty**  
 403-270-4682

 **3118 & 3122, 4310 104 Avenue NE, Calgary , Alberta T3N 1W5**

|                         |  |                               |
|-------------------------|--|-------------------------------|
| <b>Transaction Type</b> | <b>Title</b>   | <b>Days On Market</b>         |
| For Lease               | Fee Simple   | 72                            |
| <b>Lease Amount</b>     | <b>Lease Frequency</b>                                     | <b>Zoning</b>                 |
| 40.00                   | Annually   | C-COR3 f.0.25h16              |
| <b>Subdivision</b>      | <b>Building Type</b>                                       | <b>Year Built</b>             |
| Stoney 3                | Major Shopping,Mixed Use,Retail,Shopping Centre,Strip Mall | 2018                          |
| <b>Structure Type</b>   | <b>Property Type</b>                                       | <b>Property Sub Type</b>      |
| Retail                  | Commercial   | Retail                        |
| <b>Legal Plan</b>       | <b>Building Area (Sq. Ft.)</b>                             | <b>Building Area (Sq. M.)</b> |
| 2010546                 | 2268.00  | 210.70                        |
| <b>Inclusions</b>       | <b>Restrictions</b>  | <b>Reports</b>                |
| N/A                     | None Known   | None                          |

Don't miss out on this rare opportunity to lease a fully built-out, C-COR3 zoned jewellery store space located in the Cityscape Landing Plaza in the heart of Jacksonport, offered at \$40/sqft plus operating costs, with the landlord asking \$250,000 for all existing improvements. Professionally developed as a jewellery store, this unit features two finished bathrooms, office, lunch area, and a high security safe with reinforced metal panels built inside as well! With everything from electrical, flooring, lighting, and display fixtures complete, you get a turnkey setup that saves tenants the significant time, cost, and hassle of a full buildout from shell space. Cityscape Landing features a mix of retail, restaurants, offices, and service businesses, creating steady daily traffic and strong visibility. Surrounded by rapidly growing major commercial developments, this plaza benefits from abundant parking, excellent exposure, and easy access to Stoney Trail, Metis Trail, Country Hills Blvd, and Calgary International Airport. Perfect for jewellers or specialty retailers seeking a move-in-ready space in a prime, amenity-rich NE Calgary location.

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