

\$439,000 - 3256, 4310 104 Avenue Ne, Calgary

MLS® #A2146247

\$439,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

This listing highlights an excellent opportunity for purchasing or leasing 911 SQFT office space in Cityscape Landing, one of the largest retail plazas in Jackson port NE Calgary.

Below are the key features and advantages of this office space:

Key Features:

1. Prime Location:

Near the Airport: The office space is conveniently located close to the airport, making it ideal for businesses that require frequent travel or have clients visiting from out of town.

Major Intersection: Situated at the Northwest corner of Metis Trail and 104th Avenue NE, the location offers excellent visibility and accessibility.

Proximity to Communities: Nearby residential communities such as Cityscape, Skyview, Cornerstone, and Redstone provide a steady flow of potential clients and employees.

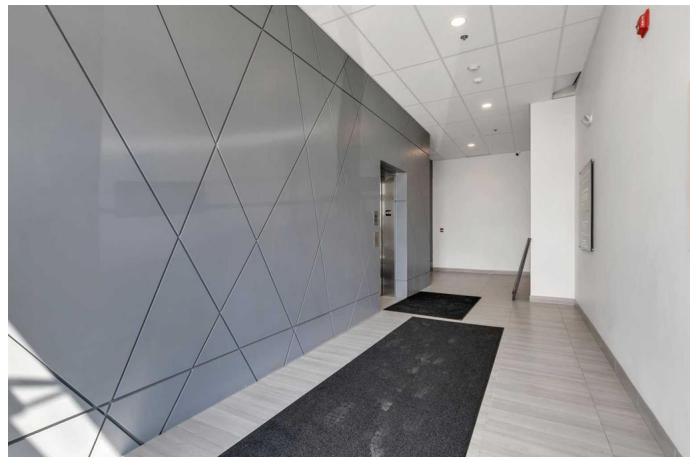
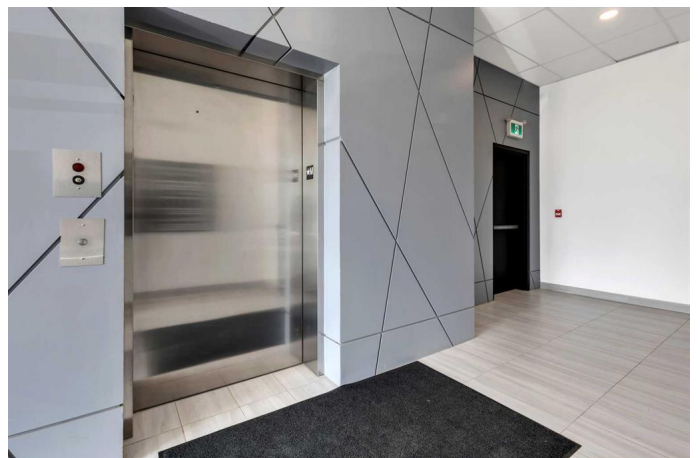
2. Size and Layout:

Interior Design: The space includes 4 offices, a waiting area, a high-end washroom, and a kitchenette, offering a functional and comfortable working environment.

Access: Front and back man-door access from the upper hallways, along with elevator access, ensures ease of entry and exit.

3. Newly Developed:

The office space is newly developed, which means modern amenities, up-to-date design, and high-quality finishes.



4. Zoning and Usage:

C-Cor3 Zoning: This zoning designation allows for both retail and office uses, providing flexibility for different types of businesses.

Versatile Space: Suitable for various professional services, including medical offices, consulting firms, legal offices, and more.

5. Ample Parking:

The development includes extra parking, which is a significant advantage for employees and clients, making visits more convenient.

Why Consider This Office Space:

1. Strategic Location:

The proximity to the airport and major roadways enhances connectivity and convenience for business operations.

2. Modern Amenities:

The newly developed space with high-end finishes ensures a professional and attractive environment for clients and employees.

3. Flexibility:

With options for both purchase and lease, businesses can choose the arrangement that best suits their financial and operational needs.

4. Growth Potential:

Being in a growing area with nearby residential communities and a major retail plaza can provide ample opportunities for business growth and client acquisition.

5. Accessibility:

Multiple access points and elevators ensure the space is accessible to all, including those with mobility challenges.

6. Extra Parking:

Ample parking is a rare find and a significant benefit, enhancing convenience for everyone

visiting the office.
For businesses looking for a strategically located, modern office space in Calgary, this opportunity at Cityscape Landing offers a range of benefits that can support growth and success.

Built in 2018

Essential Information

MLS® #	A2146247
Price	\$439,000
Sold Price	\$427,000
Bathrooms	0.00
Acres	0.00
Year Built	2018
Type	Commercial
Sub-Type	Retail
Status	Sold

Community Information

Address	3256, 4310 104 Avenue Ne
Subdivision	Stoney 3
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N1W3

Additional Information

Date Listed	July 6th, 2024
Date Sold	August 30th, 2024
Days on Market	55
Zoning	C-COR3 f0.25h16
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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