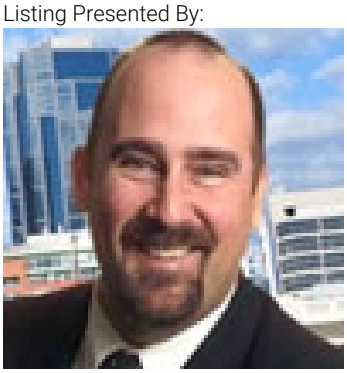


3730 108 Avenue Calgary Alberta

$599,999

Exceptional opportunity to own a well-maintained main floor commercial office unit in one of Northeast Calgary's established business districts. This versatile property features eight private office spaces with a mix of fixed-term and month-to-month tenants, offering excellent flexibility for both investors seeking immediate rental income and owner-users looking to occupy part or all of the space over time. The existing tenancy structure provides steady cash flow while allowing the opportunity to gradually transition space for your own business as leases expire. The unit also includes a common corridor providing access to a shared kitchen and common washroom, adding convenience and functionality for tenants and owner-users alike. Whether you're expanding your business, investing in commercial real estate, or seeking a combination of both, this property offers outstanding versatility and long-term value. Located in a high-exposure commercial area with convenient access to major transportation routes including Deerfoot Trail, Stoney Trail, and Calgary International Airport, the property benefits from excellent accessibility for clients and employees alike. Surrounded by a wide variety of established businesses, industrial users, and commercial amenities, this is a prime opportunity to secure a quality office asset in one of Calgary's strongest employment corridors. (id:6769)

Listing Presented By:



Originally Listed by:
Prep Realty Inc.

RE/MAX Realty Professionals

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