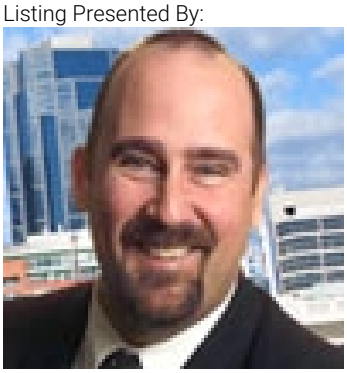


3730 108 Avenue Calgary Alberta

$329,900

!!! PRIDE OF OWNERSHIP !!! Exceptional opportunity to own a premium second floor commercial office unit in one of Northeast Calgary's established business districts. Situated on a highly visible corner of the building with direct exposure to 36 Street NE, this professionally finished office space features expansive windows on multiple sides, filling the unit with an abundance of natural light while offering impressive panoramic views of the Calgary International Airport runway and the Rocky Mountains. The interior is beautifully appointed with high-end custom built-in millwork throughout, creating a sophisticated and functional workspace that is well suited for a wide range of professional, medical, administrative, or corporate office users. The unit features its own private washroom and includes 3 spacious offices. Security cameras are installed in the premises for added safety. One office is currently rented for $699 per month, while the owner occupies the remaining two offices. This is an ideal opportunity to establish your business in a prestigious, high profile location that reflects professionalism and creates a lasting impression on clients while providing an office you can truly take pride in. Whether you're looking for a prestigious location to operate your business or a quality commercial investment, this unit offers exceptional appeal, outstanding visibility, and a professional setting in a sought-after commercial development. Located with convenient access to Deerfoot Trail, Stoney Trail, Metis Trail, and Calgary International Airport, the property provides excellent accessibility for clients and employees alike. Surrounded by established commercial, retail, and industrial businesses, this is an outstanding opportunity to own a quality office space in one of Calgary's strongest and fastest-growing employment corridors. (id:6769)

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