



4310 104 Avenue Calgary Alberta

\$439,000

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...

Listing Presented By:



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