

3820 104 Avenue NE  
Calgary, Alberta

MLS # A2178436



## \$3,650,000

Division: Stoney 3

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,126 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This property offers a unique opportunity to own a prime piece of commercial real estate with established rental income. Located in a high-traffic area at 3820 104 Avenue NE, this site is home to two well-known, reputable tenants: CIRCKLE K and ESSO GAS STATION! The tenants, who operate a convenience store and gas station, provide stable and reliable rental income, making this a valuable long-term investment.