

780-832-5880 cord@gpremax.com

104,108,112,116,120, 3760 104 NE Calgary, Alberta

MLS # A2198339



Heating: Floors:

Roof:

Exterior:

Water:

Sewer:

Inclusions:

-

\$3,650,000

	Division:	Stoney 3
	Туре:	Retail
	Bus. Type:	-
	Sale/Lease:	For Sale
	Bldg. Name:	-
	Bus. Name:	-
	Size:	7,000 sq.ft.
	Zoning:	DC
		Addl. Cost:
-		Based on Year: -
-		Utilities: -
-		Parking: -
-		Lot Size: -
-		Lot Feat: -
Interior Build Out excluding tenant equipment		

Seize this exceptional opportunity to own a freestanding retail building with a secure long-term triple net (NNN) lease in place, ensuring a stable and hands-off income stream for investors. This high-performing asset holds a strong cap rate, making it an attractive addition to any investment portfolio. Located in a high-traffic commercial area, the property benefits from excellent visibility and accessibility. Surrounded by national and well-established brands including Dairy Queen, Circle K, and Esso Gas Station, this location ensures consistent foot traffic and long-term tenant success.