

**2134, 3730 108 Avenue NE**  
**Calgary, Alberta**

**MLS # A2258344**



**\$2,190,000**

**Division:** Stoney 3

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,980 sq.ft.

**Zoning:** DC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Excellent investment opportunity! This commercial bay is situated in a bustling, well-established plaza with high visibility and substantial traffic. The property includes a developed second floor with 1 office and a hall, 4 bathrooms & 1 full bathroom with the office with 4 half bathroom Both levels are currently leased to a reliable tenant, providing a secure, income-producing asset ideal for investors seeking stability and growth potential.