



FOR SALE
FOR LEASE

CITYSCAPE LANDING Starting \$32/SF, SALE PRICE AS REQUESTED

4310 104 Ave. NE, Calgary, AB



Highlights

- Zoning: Industrial General (I-G)
- Total Building Size: 34,500 ± SF
- Bay: Minimum 1,323 ± SF
- Ceiling Height: 20' Clear
- Loading: 1 Overhead drive-in Door 12'x 14'
- Parking: 117 Stalls
- Power: 200 Amps, 600 V
- Sprinklers: Yes
- Mezzanine: 1,000 – 10,000 ± SF Approved
- Condo Fee: Estimated \$2.50/SF

Jim Lee
403.617.0438

www.albertacommercialgroup.com

Gurjant Gill
403.680.3406

info@albertacommercialgroup.com

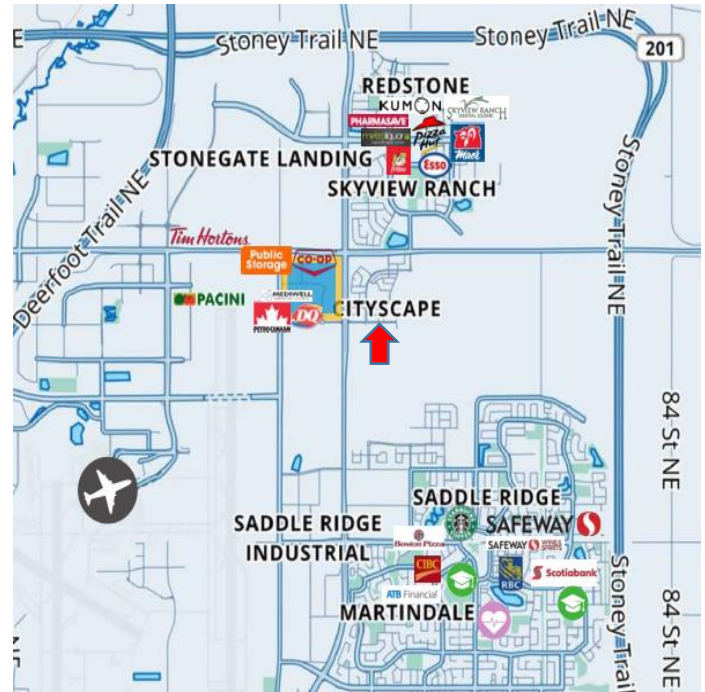
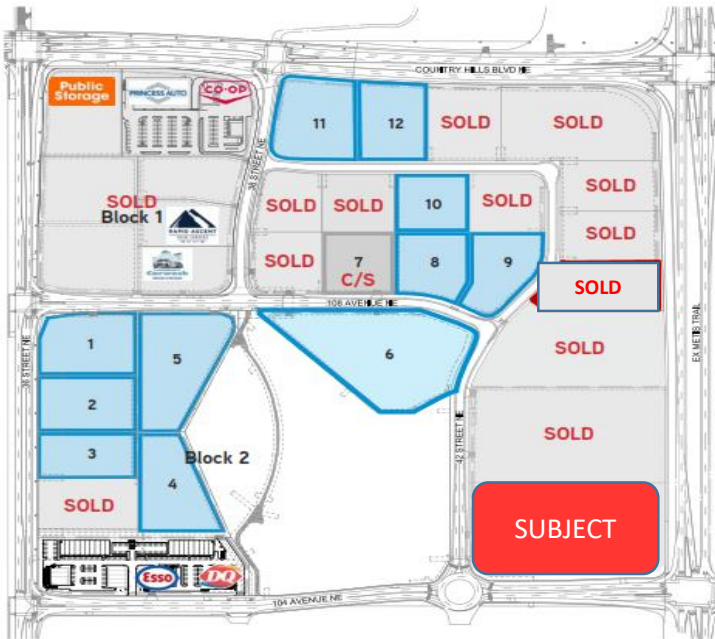
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Century 21 Bravo Realty
3009 23 Street NE, Calgary, AB T2E
7A4 Office: 403.250.2882



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Demographics:

Vibrant growing residential communities in the immediate area with both Redstone and Skyview Ranch cracking the top 10 in community growth for the 2017 Civic Census.

	1KM Radius	2KM Radius	3KM Radius
Total Average Population			
2017 Estimated	2,210	3,981	20,528
2022 Projected	2,814	5,119	23,879
Average Household Income			
2017 Estimated	\$95,915	\$95,345	\$90,188
2022 Projected	\$111,364	\$110,389	\$103,279

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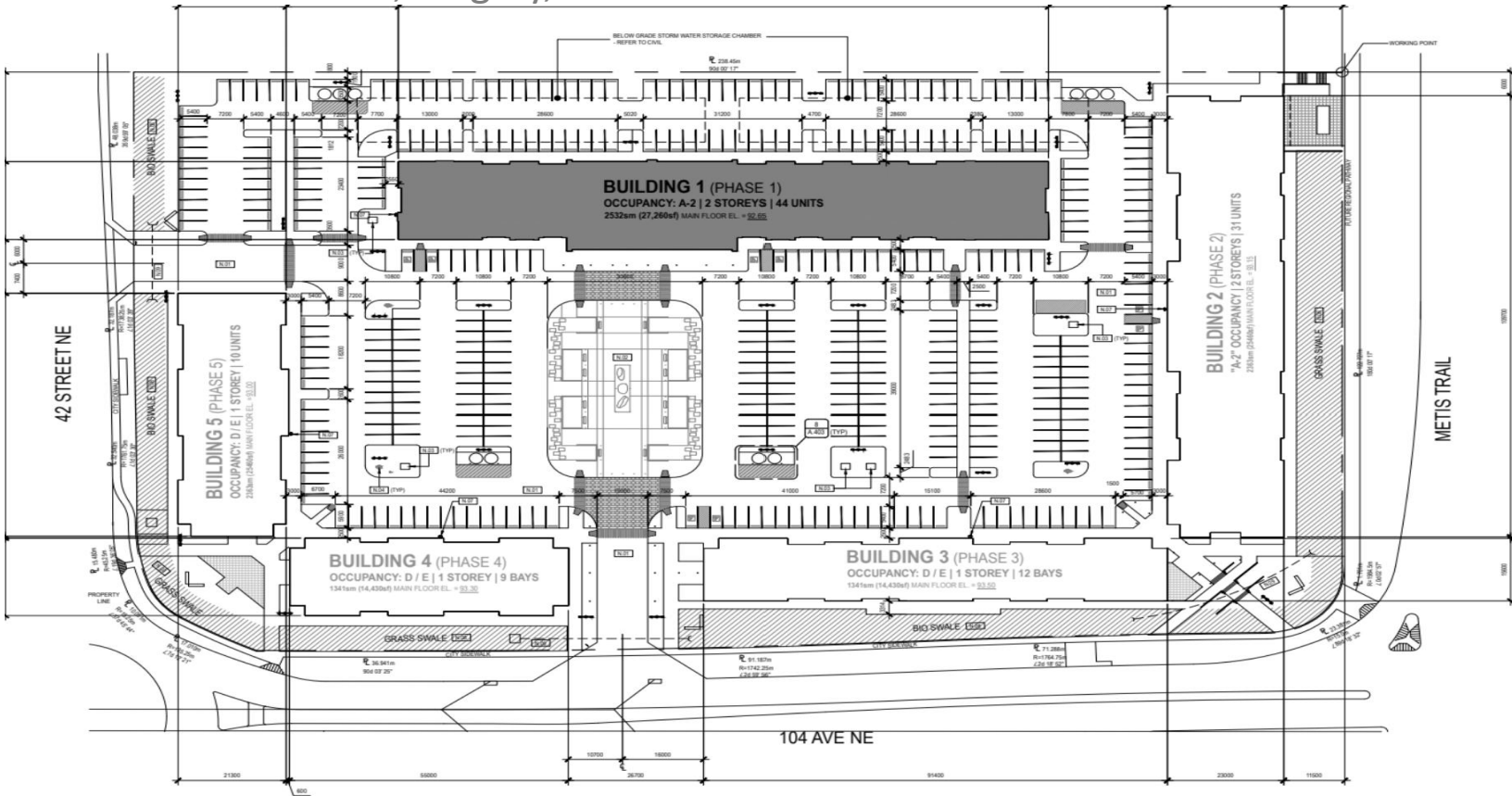
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Location

- East of the Calgary International Airport
- Exposure and access to Country Hills Blvd NE and Metis Tr NE
- Minutes of Stoney Tr, Deerfoot Tr/QEII

Surrounding Communities

- Cityscape, Skyview, Redstone, Saddle Ridge, Savanna, Cornerstone

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Land Use: I-G

Permitted Use		Discretionary Use	
Auto body/Paint Shop	Auto Service/Minor	Auction Market	Building Supply Centre
Auto Service/Major	Beverage Container Quick Drop Facility	Child Care Services	Convenience Food Store
Brewery, Winery and Distillery	Car Wash/Multi-Vehicle	Drive Through	Equipment Yard
Car Wash/ Single Vehicle	Catering Service - Minor/Major	Gas Bar	Instructional Facility
Distribution Centre	Dry-Cleaning and Fabric Care Plant	Large Vehicle and Equipment Sales	Office
Fleet service	Freight Yard	Outdoor Café	Pet Care Services
General Industrial – Light/	General Industrial - Major	Place of Worship - Large	Print Centre
Large Vehicle Service	Large Vehicle Wash	Restaurant: Food Service Small	Restaurant: Food Service Medium
Motion Picture Production Facility	Municipal Works Depot	Restaurant: Licensed – Medium	Restaurant: Licensed – Small
Recreational Vehicle Service	Recyclable Material Drop – Off Depot	Take Out Food Service	Self Storage Facility
Speciality Food Store	Vehicle Storage	Vehicle Sales - Minor	Veterinary Clinic

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