



FOR SALE
FOR LEASE

CITYSCAPE LANDING Starting \$35/SF, SALE PRICE AS REQUESTED

4310 104 Ave. NE, Calgary, AB



Highlights

- Zoning: C-COR
- Total of Five Buildings of Various Size: 10,581 SF – 49,202 SF
- Ceiling Height: 20' Clear
- Loading: 1 Overhead drive-in Door 12'x 14' (2 Storey building only)
- Parking: 423 +/- Stalls
- Power: 200 Amps, 600 V
- Sprinklers: Yes
- Condo Fee: Estimated \$2.50/SF

Gurjant Gill

403.680.3406

www.albertacommercialgroup.com

Jim Lee

403.617.0438

info@albertacommercialgroup.com

Paul Gill

403.681.3406

Century 21 Bravo
Realty

3009 23 Street NE,
Calgary, AB T2E 7A4

Office: 403.250.2882



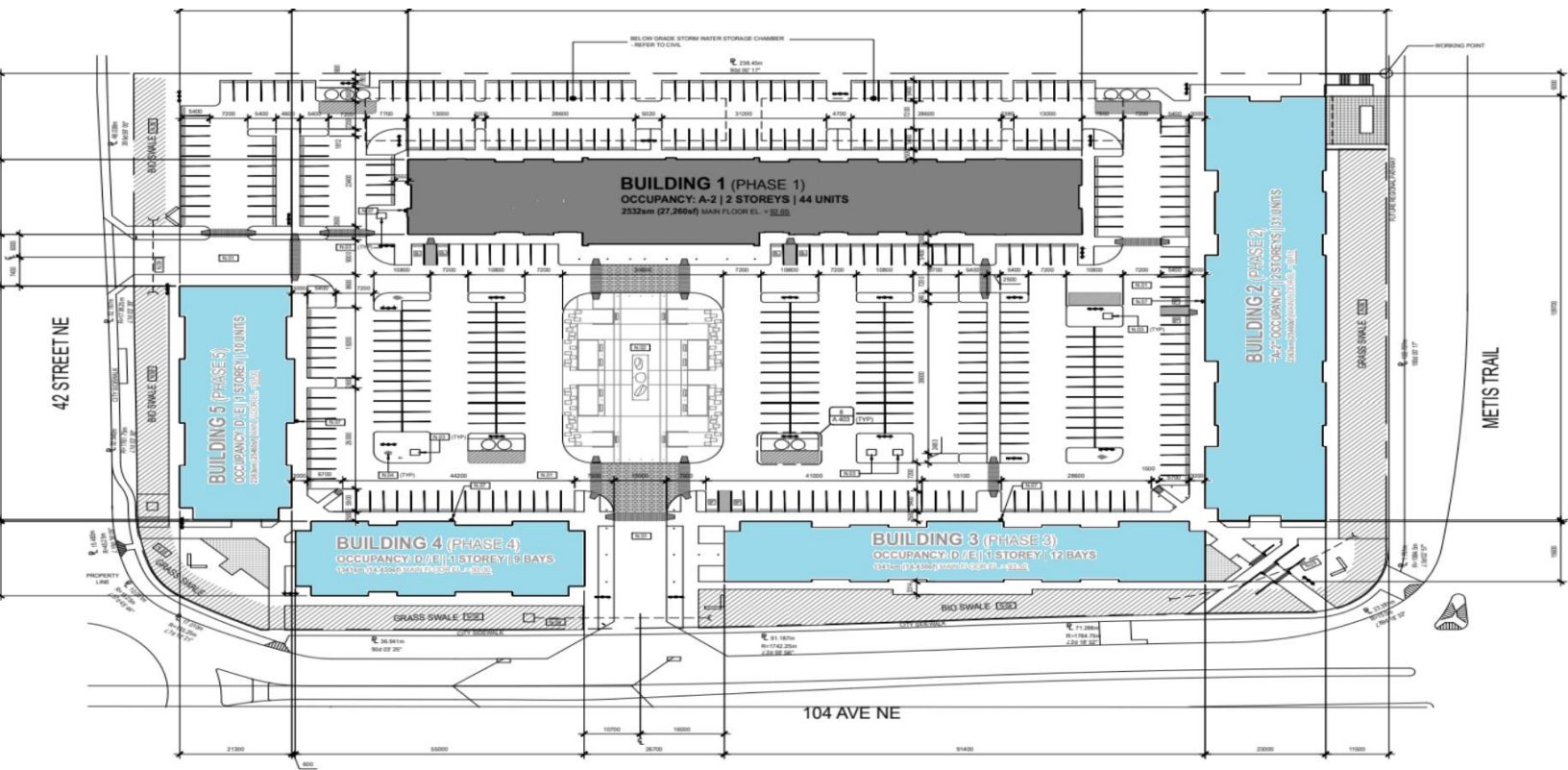




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Location

- 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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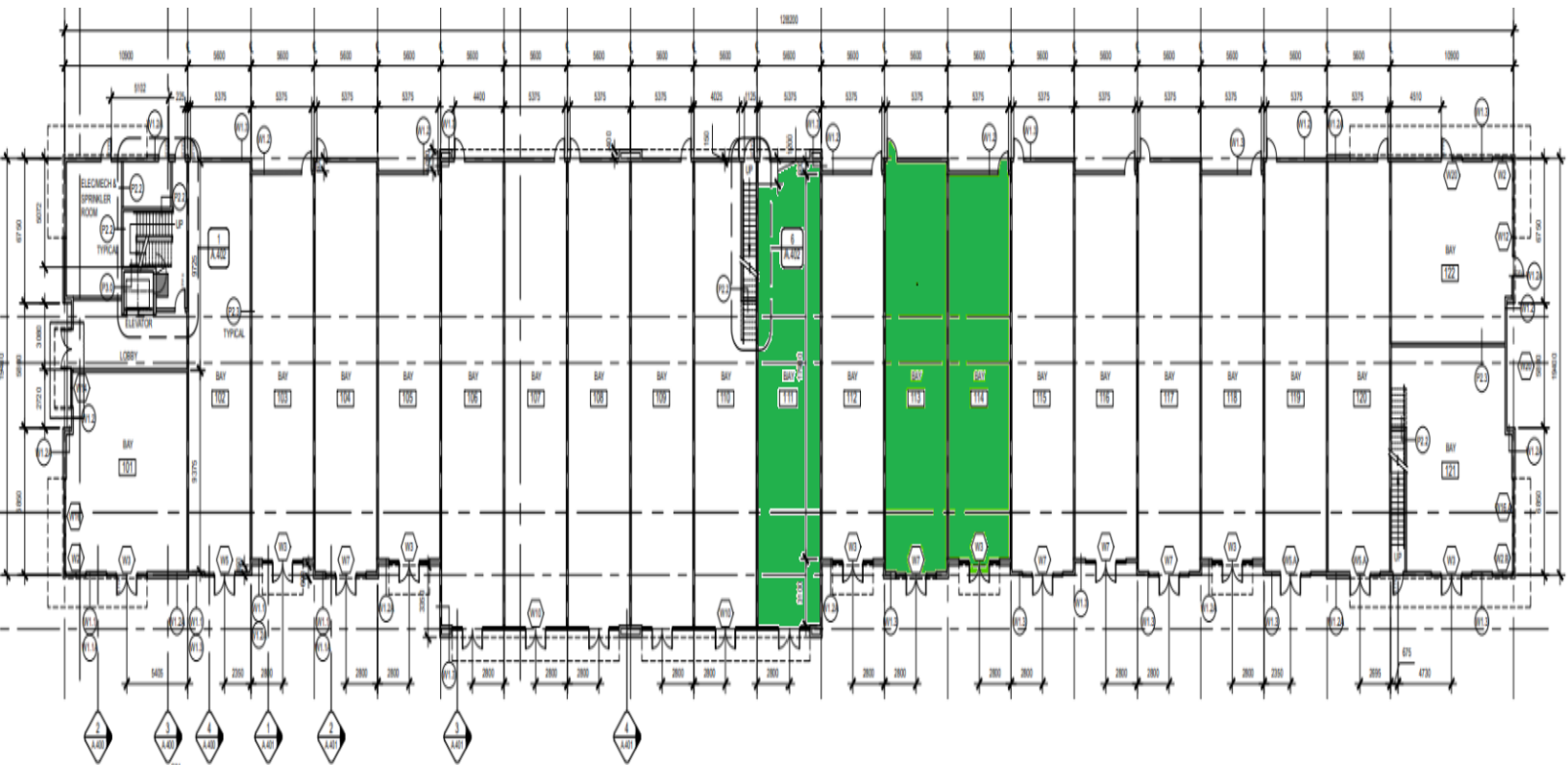




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4310 104 Ave. NE, Calgary, AB BUILDING 1: MAIN FLR 25,844 SF



1 BUILDING 1 MAIN FLOOR PLAN
A.101 SCALE 1:200

GENERAL NOTES:

Available Units

- Unit 111: 1,394 SF Approx. (Retail use)
- Unit 113: 1,170 SF Approx. (Retail use)
- Unit 114, 1,170 SF Approx. (Retail use)

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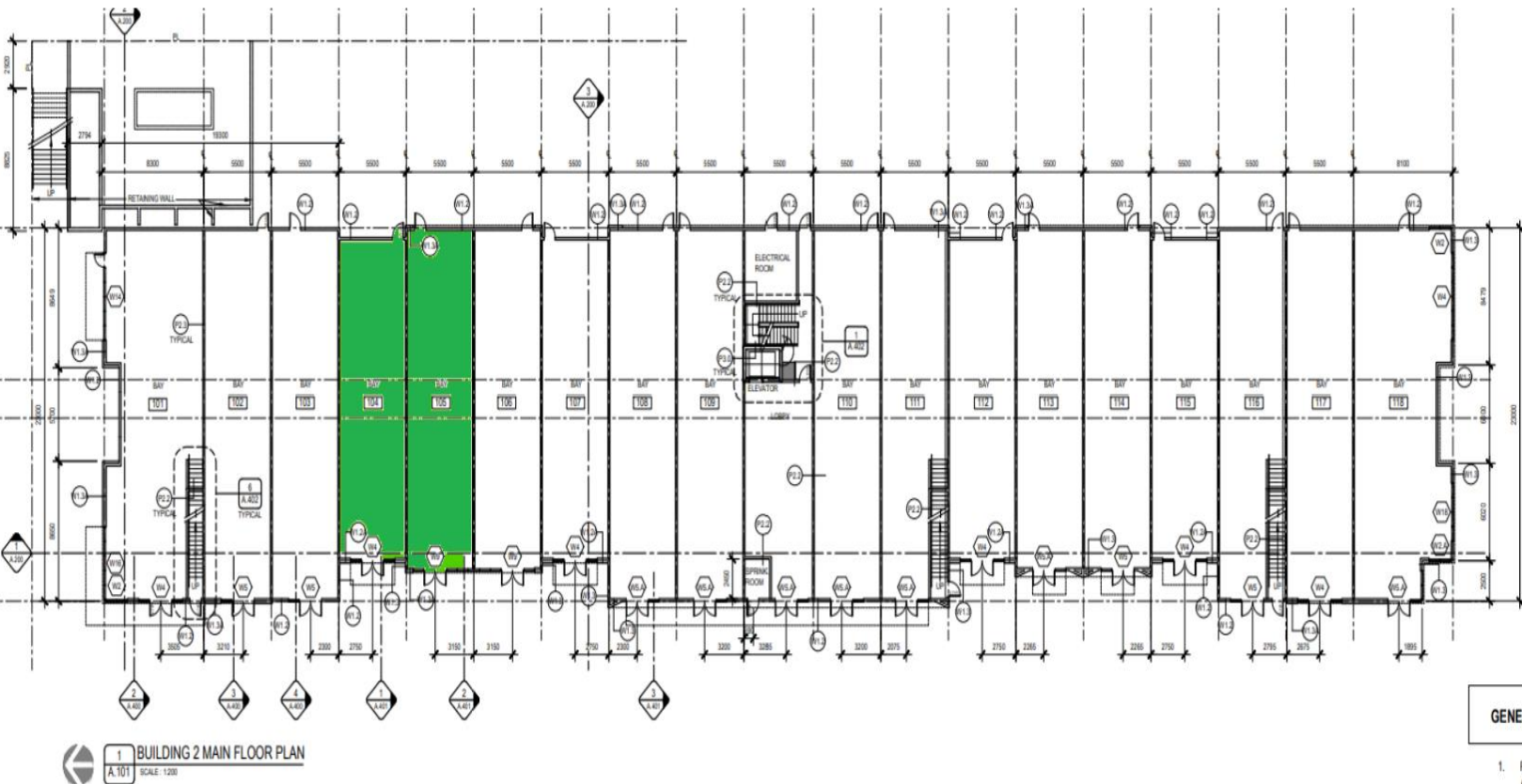
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BUILDING 2: MAIN FLR 24,014 SF



Available Units

- Unit 104, 1,362 SF Approx. Retail Use
- Unit 105, 1,380 SF Approx. Retail Use

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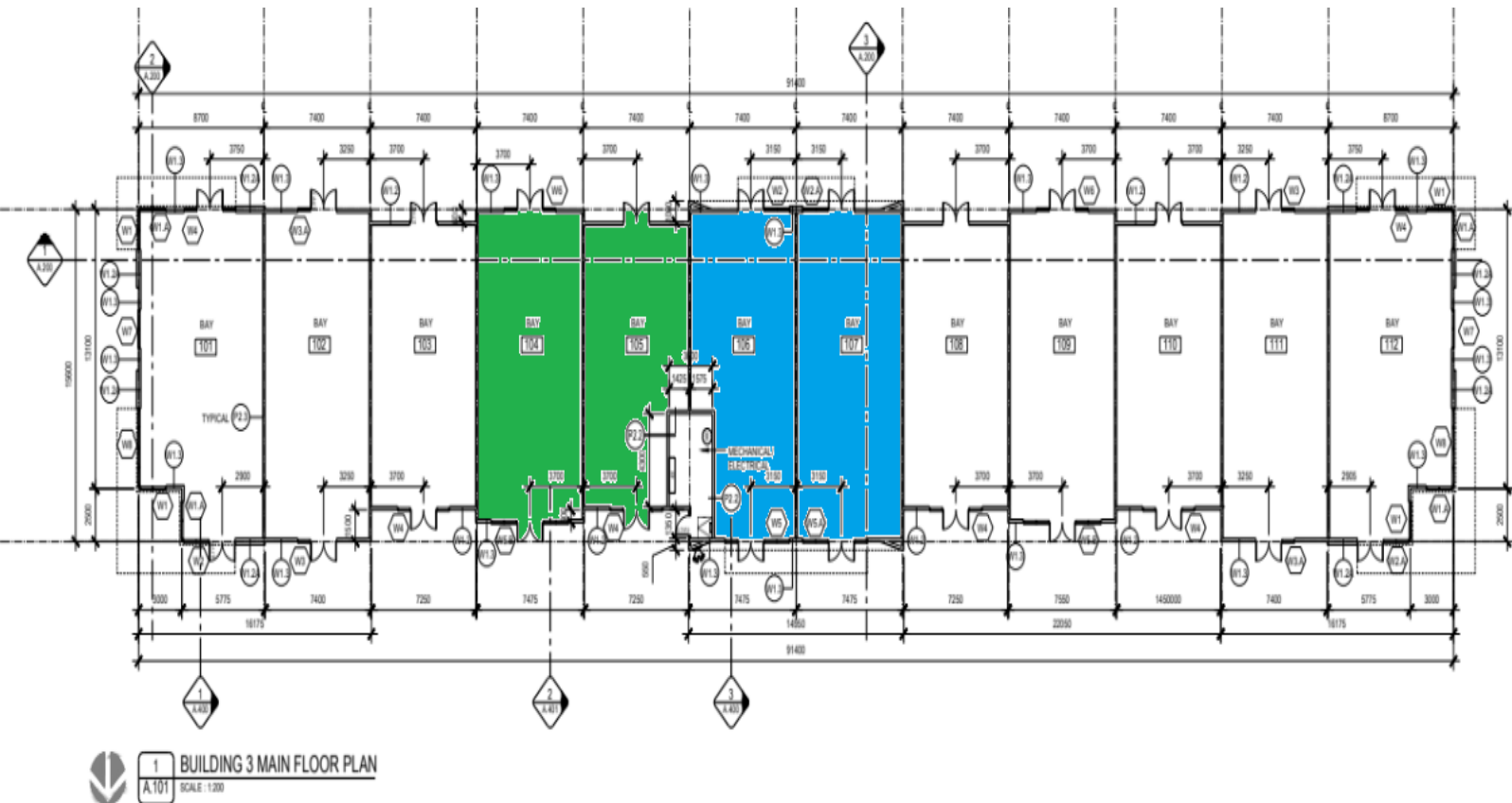
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BUILDING 3: MAIN FLOOR 14,230 SF



Available Units

- Unit 104, 1,242 SF Approx. Retail Use
- Unit 105, 1,176 SF Approx. Retail Use

Available Units for Purchase

- Unit 106, 1,250 SF Approx. Retail Use
- Unit 107, 1,250 SF Approx. Retail Use

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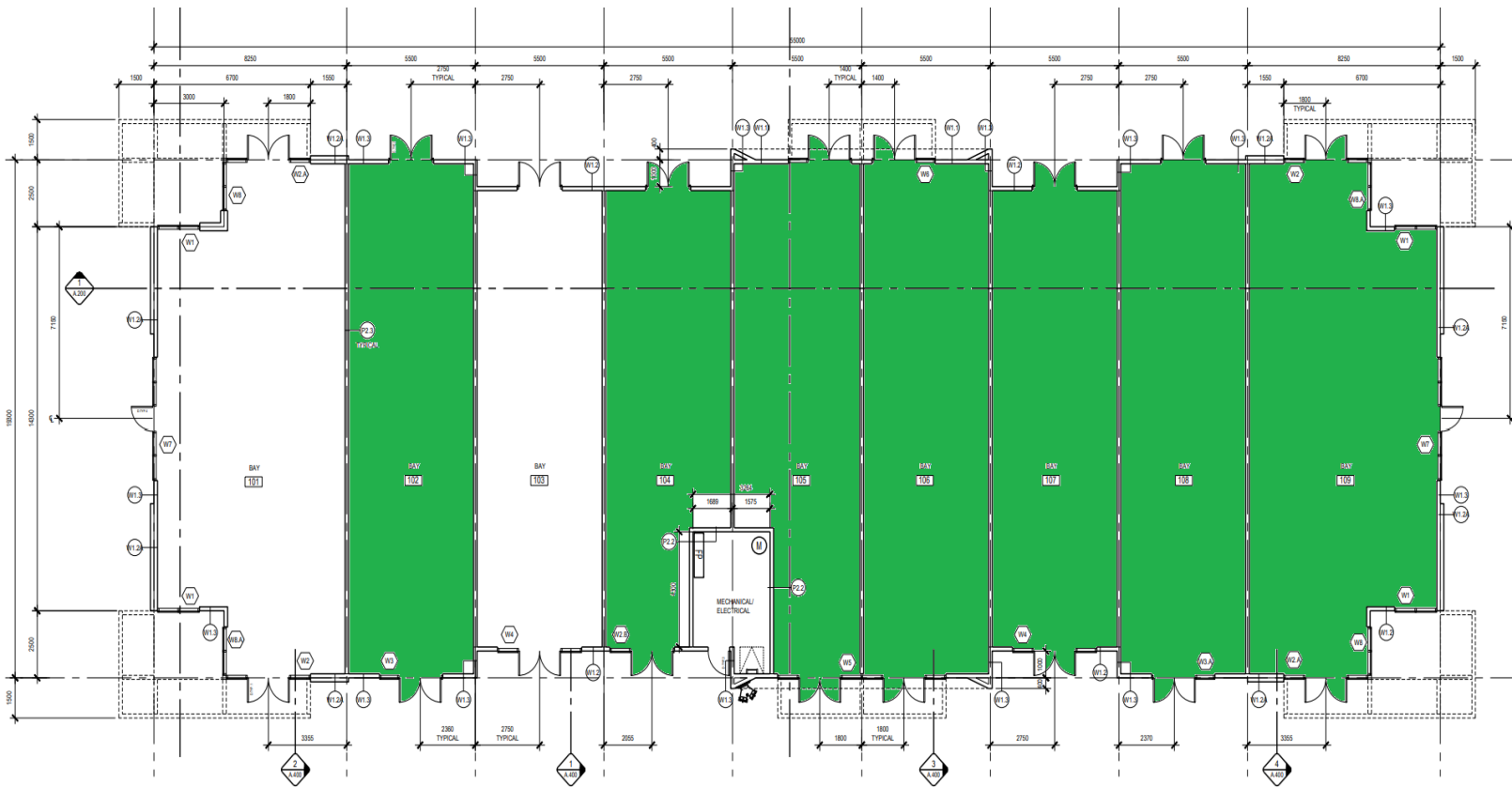
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BUILDING 4: MAIN FLOOR: 10,581 SF



Available Units

- Unit 102: Approx. 1,200 SF (retail)
- Unit 104: Approx. 1,130 SF (retail)
- Unit 105: Approx. 1,130 SF (retail)
- Unit 106: Approx. 1,200 SF (retail)
- Unit 107: Approx. 1,200 SF (retail)
- Unit 108: Approx. 1,200 SF (retail)
- Unit 109: Approx. 1,850 SF (retail)

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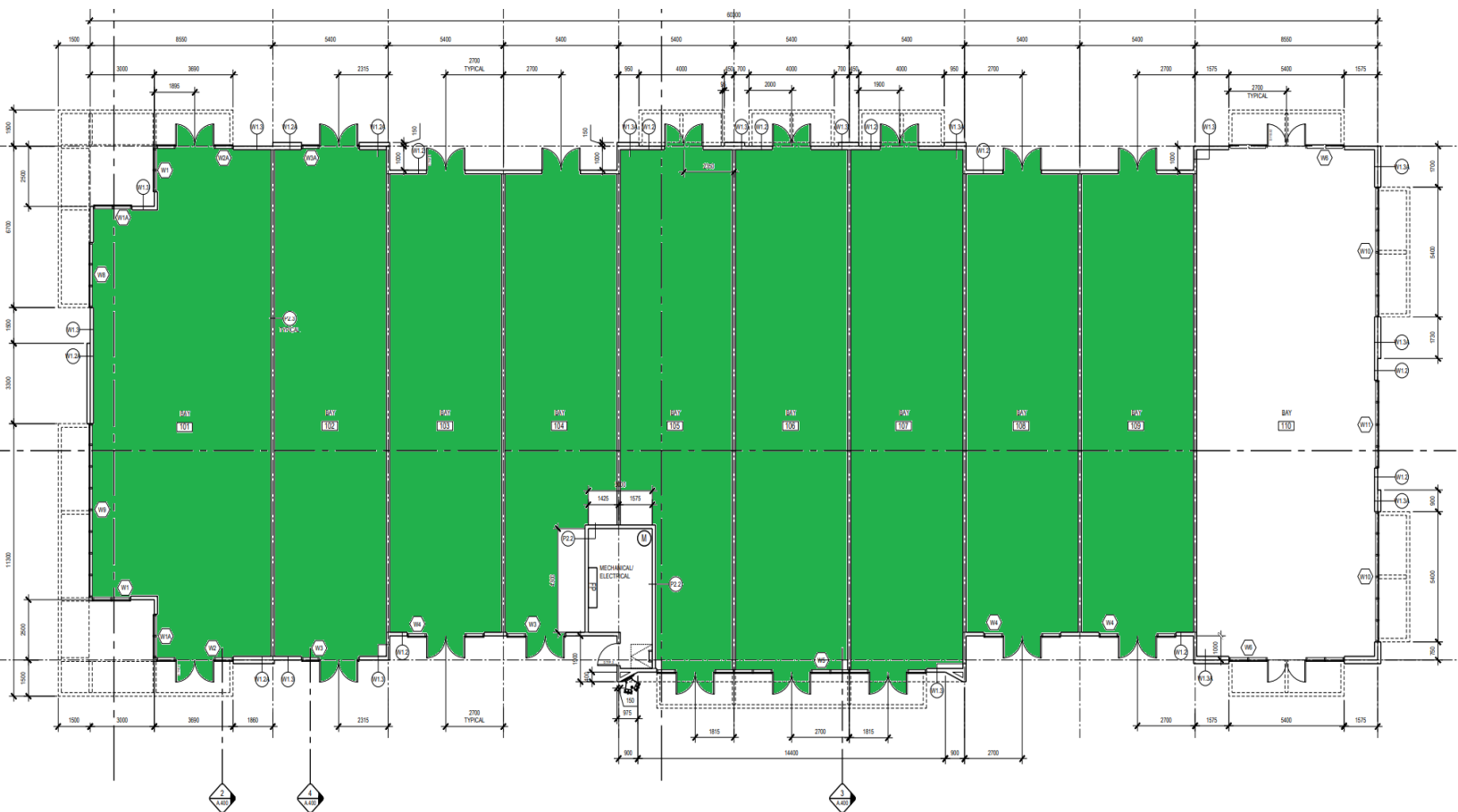


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4310 104 Ave. NE, Calgary, AB BUILDING 5: MAIN FLOOR 13,110 SF



Available Units

- Unit 101: Approx. 1,940 SF (retail)
- Unit 102: Approx. 1,325 SF (retail)
- Unit 103: Approx. 1,270 SF (retail)
- Unit 104: Approx. 1,200 SF (retail)
- Unit 105: Approx. 1,225 SF (retail)
- Unit 106: Approx. 1,325 SF (retail)
- Unit 107: Approx. 1,325 SF (retail)
- Unit 108: Approx. 1,270 SF (retail)
- Unit 109: Approx. 1,270 SF (retail)

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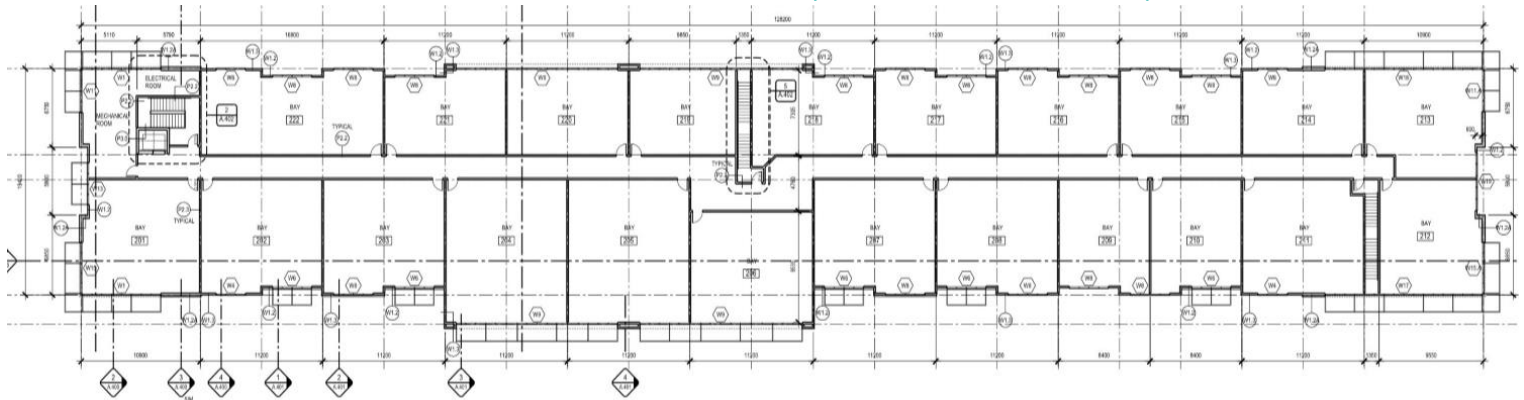




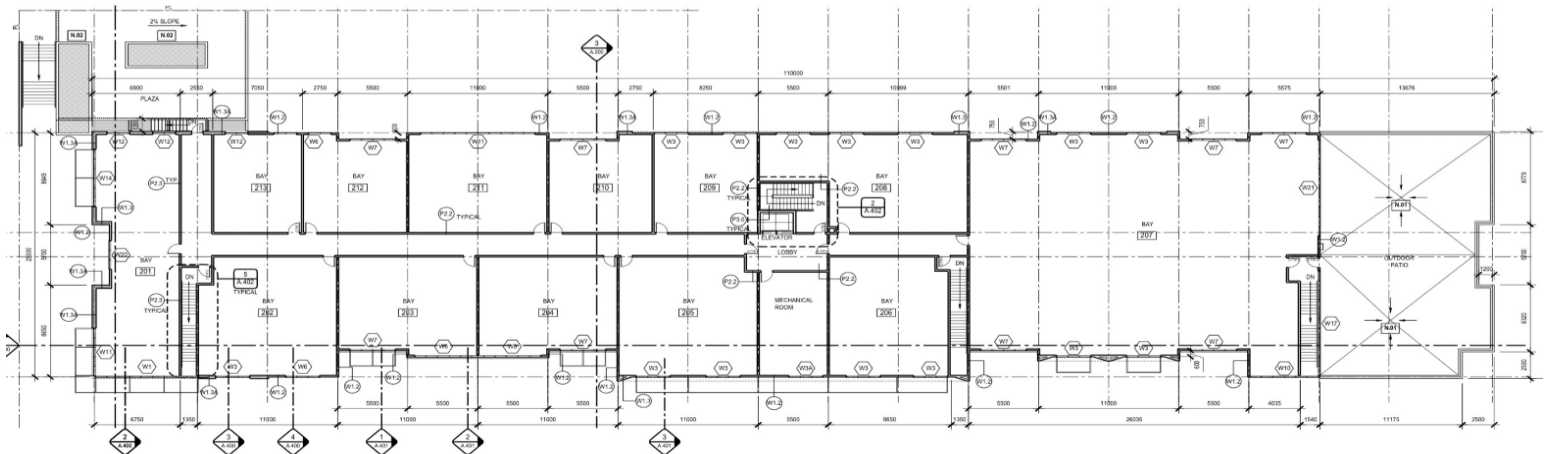
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CITYSCAPE LANDING SALE PRICE AS REQUESTED

4310 104 Ave. NE, Calgary, AB BUILDING 1 SECOND FLOOR: 23,358 SF
BUILDING 2, SECOND FLOOR: 19,450 SF



Building 1



Building 2

Available Units

- Availability by request

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Permitted Use		Discretionary Use	
Accessory Food Services	Medical Clinic	Accessory Liquor Service	Market
Catering Service - Minor	Office	Addiction Treatment	Outdoor Cafe
Convenience Food Store	Pet Care Service	Artist's Studio	Pawn Shop
Counselling Services	Power Generation Facility - Small	Billiards Parlor	Place of Worship Small
Financial Institution	Print Centre	Child Care Services	Post Secondary Learning Institution
Fitness Centre	Restaurant – Food Service Only – Small & Neighbourhood	Computer Games Facility	Restaurant: Food Service Only
Health Services Laboratory	Retail & Consumer Service	Conference and Event Facility	Restaurant: Licensed - Small
Home Based Children Care – Class 1	Service Organization	Drinking Establishment Small / Medium	Restaurant: Licensed - Medium
Home Occupation	Specialty Food Store	Food Production	Seasonal Sales Area
Information & Service Provider	Take Out Food Service	Indoor Recreational Facility	Social Organization
Library	Veterinary Clinic	Liquor Store	Supermarket

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