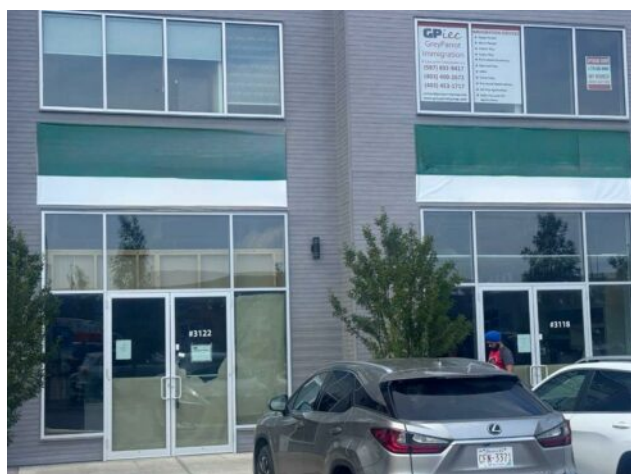


**3118 & 3122, 4310 104 Avenue NE
Calgary, Alberta**

MLS # A2234276



\$1,799,000

Division: Stoney 3

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,268 sq.ft.

Zoning: C-COR3 f0.25h16

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Court-appointed/receivership sale !! The Receiver is requesting that all offers be submitted by 5:00pm on Friday July 18, 2025, for consideration by the Receiver. Please note that any sale will be on a strictly "as is, where is" basis with no representations or warranties of any nature. Retail space for sale in one of the biggest retail plazas in Jacksonport NE Calgary and in very close proximity to the Airport. it is one of the busiest retail plazas in NE Calgary. Includes 2 units together for a combined total of 2268 sqft (as registered on the condo plan). Both units can be sold jointly as there is no demising wall in between the units, or they can be sold separately as well. These particular units are south-facing while backing on to another 2 rows of parkings. They feature a front and back man door access, lots of exposure. Great location, on the Northwest corner of Metis Trail and 104th Avenue NE. Very close to communities like Cityscape, Skyview, Cornerstone and Redstone. This development has designated these units for fully retails uses with C-Cor3 Zoning with lots of extra parking. This Bay allows you to open most retail businesses EXCEPT Medical or Dental Care, Pharmacy, Indian/Pakistani restaurant or sweet shop, Liquor store, Indian/Pakistani grocery store or daycare (or early learning facility). Feel free to call your favorite Realtor for any questions. Thanks