

\$3,650,000 - 104,108,112,116,120, 3760 104 Ne, Calgary

MLS® #A2198339

\$3,650,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

Seize this rare 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.



Built in 2018

Essential Information

| | |
|------------|-------------|
| MLS® # | A2198339 |
| Price | \$3,650,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2018 |
| Type | Commercial |
| Sub-Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|----------------------------------|
| Address | 104,108,112,116,120, 3760 104 Ne |
| Subdivision | Stoney 3 |
| City | Calgary |

| | |
|-------------|---------|
| County | Calgary |
| Province | Alberta |
| Postal Code | T3J 4E9 |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 1st, 2025 |
| Days on Market | 107 |
| Zoning | DC |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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