

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

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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 | 121             |
| Zoning         | DC              |

### **Listing Details**

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

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