

JUST REDUCED



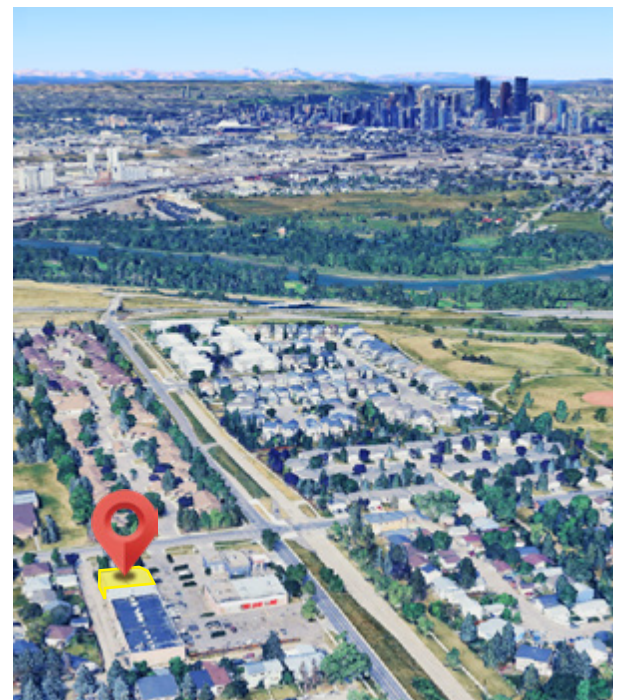
3105 34 Avenue SE, Calgary AB

Convenient Retail/Office Plaza for your Business

PROPERTY DETAILS

Asking Price	\$458,000 \$425,000
Size	Unit 4E: 1,729± SF
Net Rent	Owner-User
Condo Fees	\$350/month
Utilities	\$300/month
Taxes	\$679/month
Zoning	Commercial - Community 1 (C-C1)

- 1,729 SF Retail Condo in a quiet, established residential community
- Excellent Location – just minutes from Deerfoot Trail & Peigan Trail
- Quick Access to Foothills Industrial Park – ideal for service-oriented businesses
- Close to Nature – within easy walking distance to the Bow River and pathway system
- Ample Surface Parking for customers and staff
- Ideal for owner-users or investors looking for a well-located asset
- Surrounded by residential homes and local businesses – steady foot traffic potential



Paul Ramikie ccim

Senior Associate / Associate Broker

Cell **403.607.7375** (Call or Text)

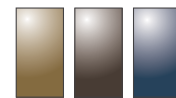
Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5

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For Sale

3105 34 Avenue SE | Calgary, Alberta

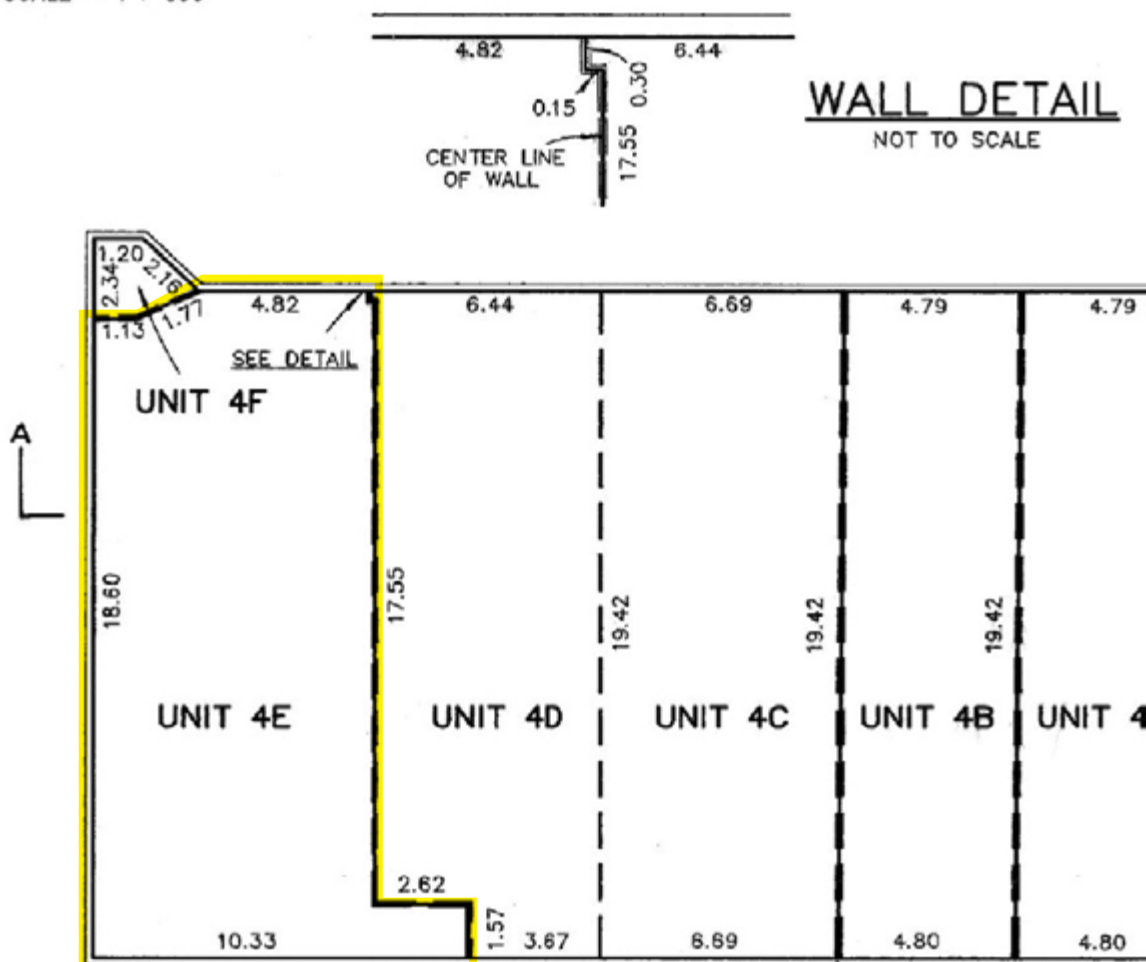
Convenient SE Retail/Office Opportunity

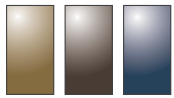


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SITE PLAN

SCALE = 1 : 500



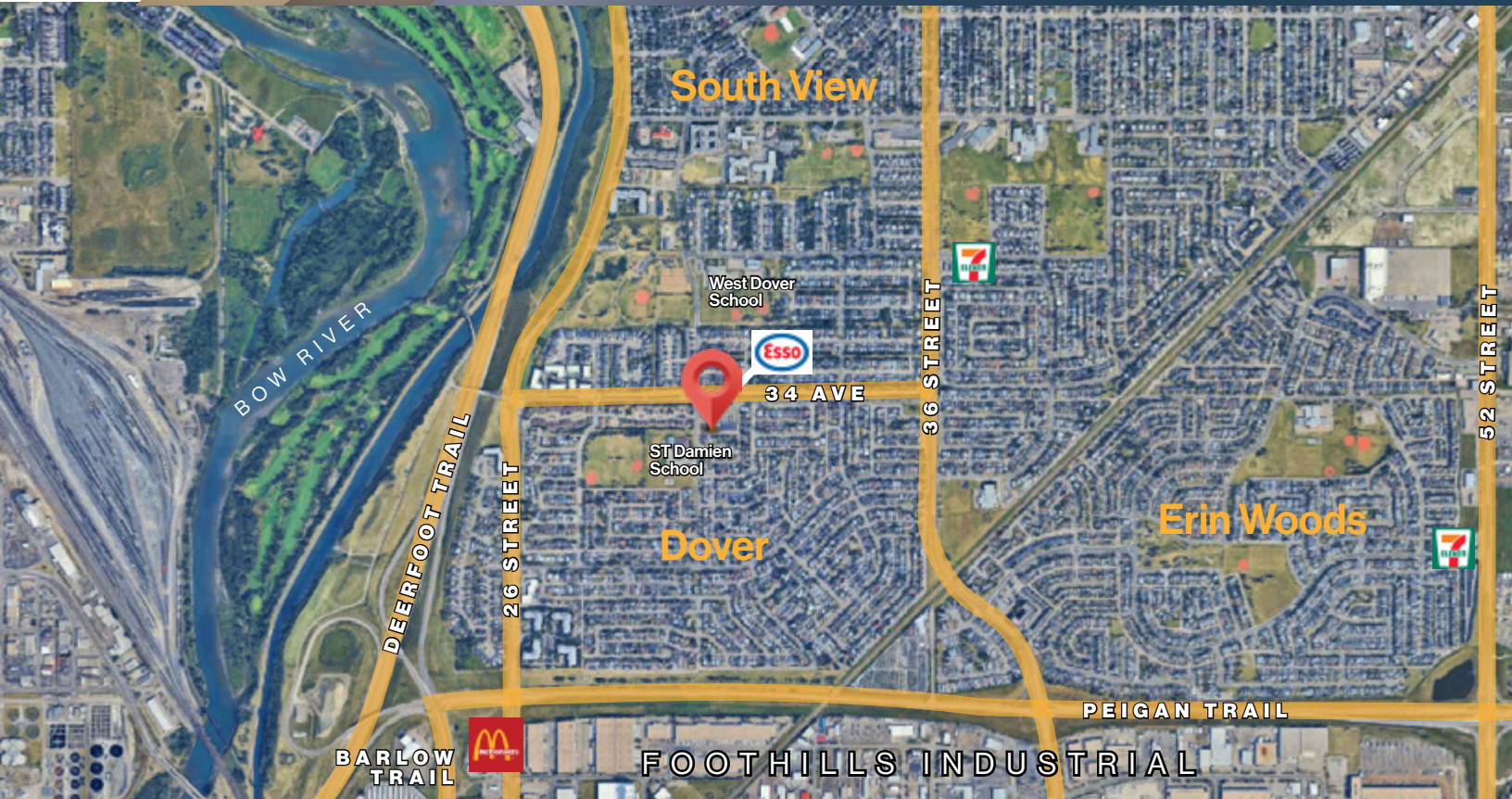


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For Sale

3105 34 Avenue SE | Calgary, Alberta

Convenient SE Retail/Office Opportunity



NEIGHBORHOOD
Dover



POPULATION 5KM
38,300



MEDIAN AGE
40



HOUSEHOLD INCOME
\$98,279



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For more information, please contact one of our associates.

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