

# **\$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 exceptional 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	59
Zoning	DC

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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