

\$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	106
Zoning	DC

Listing Details

Listing Office	Century 21 Bravo Realty
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