

# \$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 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	31
Zoning	DC

### **Listing Details**

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

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.