



**GRASSROOTS**  
REALTY GROUP

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3226, 3230, 4310 104 Avenue NE  
Calgary, Alberta

MLS # A2235185



**\$1,199,900**

Division: Stoney 3

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,670 sq.ft.

Zoning: C-COR3

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: na

**INCOME-GENERATING UNIT & PRIME LOCATION** This well-located second-floor unit overlooks the main plaza and offers 2,670 sellable square feet. The space features a welcoming reception area with a front desk, 9 private offices, a washroom, and a kitchenette. Ideally situated in Cityscape Landing&mdash;just minutes from the airport and with easy access to Metis Trail&mdash;this property is perfect for owner-users or investors seeking rental income potential. GREAT for Law office, Medical, and more