



**GRASSROOTS**  
REALTY GROUP

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104,108,112,116,120, 3760 104 NE  
Calgary, Alberta

MLS # A2198339



**\$3,650,000**

Division: Stoney 3

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,000 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Interior Build Out excluding tenant equipment

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.