

FOR LEASE

JACKSONPORT MARKET

Modern Retail, Medical & Office
Opportunities in Calgary's
Growing Northeast.



3730 & 3840 104 AVENUE NE / CALGARY, ALBERTA

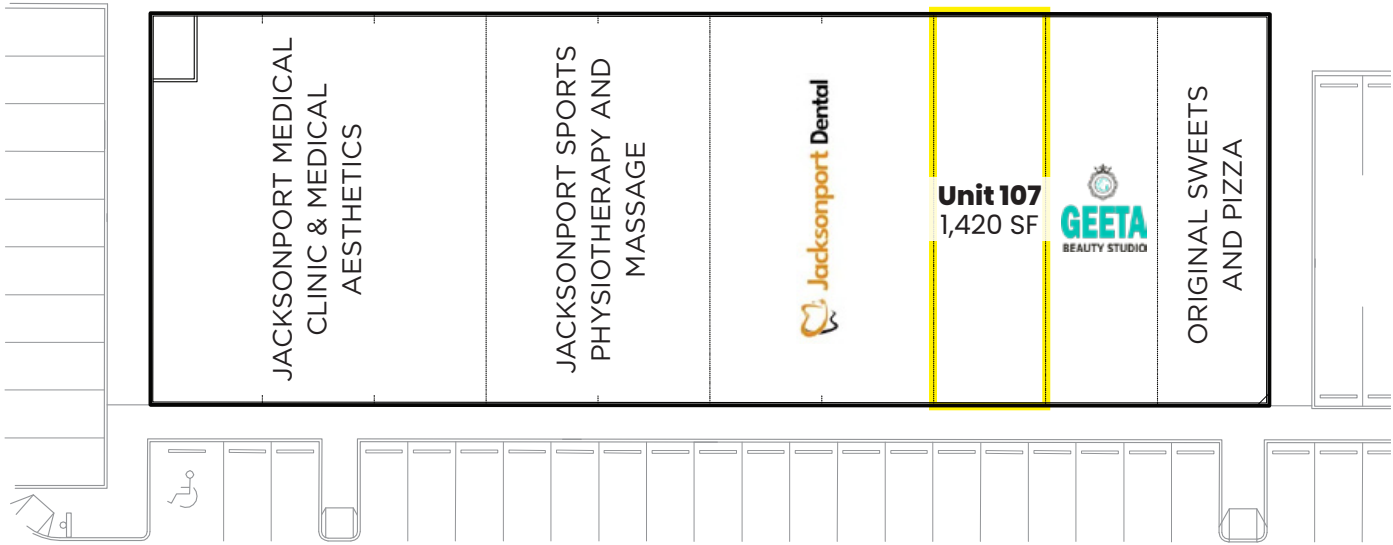
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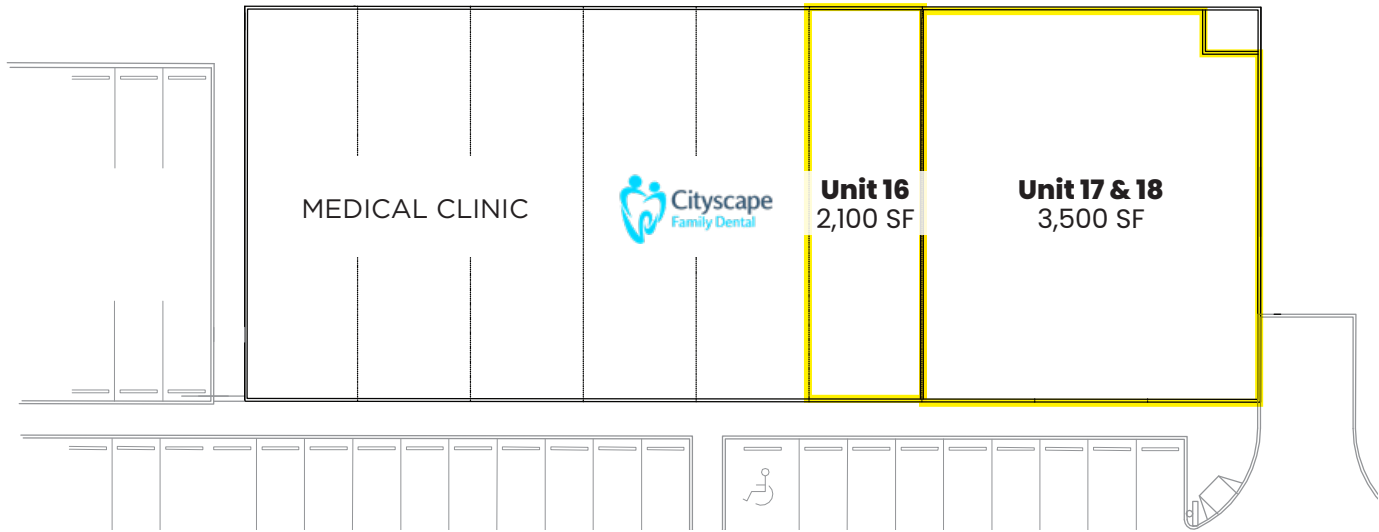
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BUILDING SITE PLANS

Building B



Building E



PROPERTY HIGHLIGHTS



PROPERTY OVERVIEW

Size available	Unit 107: 1,420± SF
	Unit 16: 2,100± SF
	Units 17 & 18: 3,500± SF combined
Rental rate	Market
Operating costs	\$16.00 PSF
Availability	90 days' notice
Community	Jacksonport Industrial
Parking	180 on-site stalls
Zoning	Medical
Ceiling height	14 feet clear; approximately 18 feet to roof deck

PROPERTY FEATURES

- Storefront opportunities for medical, daycare, office and retail users
- Modern multi-building retail development
- Three convenient site entrances
- Approximately 180 on-site parking stalls
- Minutes from Calgary International Airport
- Quick access to Métis Trail, Country Hills Boulevard, Deerfoot Trail and Stoney Trail
- Close to Route 157 transit service on 36 Street NE
- Surrounded by the growing communities of Cityscape, Skyview Ranch, Redstone and Saddle Ridge
- Established commercial area with retail, medical, professional and food-service users
- Strong connections to local and regional transportation routes



DEERFOOT TR
 COUNTRY HILLS BLVD
 AIRPORT TRAIL
 36 STREET
 METIS TRAIL

Stonegate Landing

Skyview Ranch

Airport Commercial

Cityscape

3730 & 3840 104 Avenue NE

104 AVE

Neighbourhood
Jacksonport

Household Income
\$87,000

Population 3km
35,000

Median Age
37

Multi-Purpose Property

Ample Parking

Health & Wellness

Bus / Train Routes

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