



## 3105 34 Avenue SE, Calgary AB

Convenient Retail/Office Plaza for your Business

### PROPERTY DETAILS

Asking Price	\$458,000 <b>C/S</b>
Size	Unit 4E: 1,729± SF
Net Rent	Owner-User
Condo Fees	\$350/month
Utilities	\$300/month
Taxes	\$679/month
Zoning	Commercial - Community 1 (C-C1)

- 1,729 SF Retail Condo in a quiet, established residential community
- Excellent Location – just minutes from Deerfoot Trail & Peigan Trail
- Quick Access to Foothills Industrial Park – ideal for service-oriented businesses
- Close to Nature – within easy walking distance to the Bow River and pathway system
- Ample Surface Parking for customers and staff
- Ideal for owner-users or investors looking for a well-located asset
- Surrounded by residential homes and local businesses – steady foot traffic potential



**Paul Ramikie** ccim

Senior Associate / Associate Broker

Cell **403.607.7375** (Call or Text)

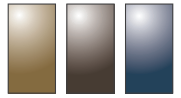
Unit A210  
9705 Horton Road SW  
Calgary, Alberta T2V 2X5  
**BlackstoneCommercial.com**



# For Sale

3105 34 Avenue SE | Calgary, Alberta

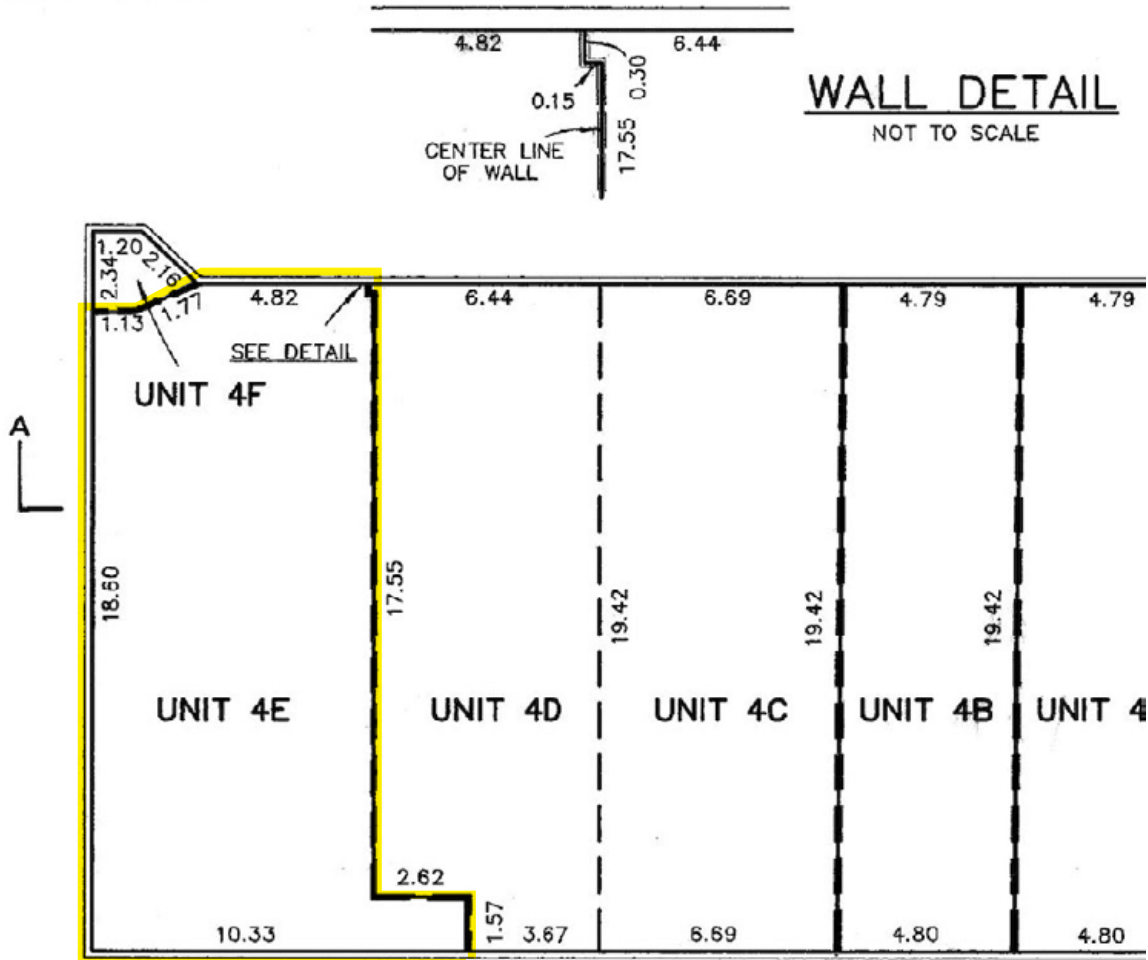
Convenient SE Retail/Office Opportunity

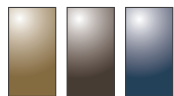


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## SITE PLAN

SCALE = 1 : 500



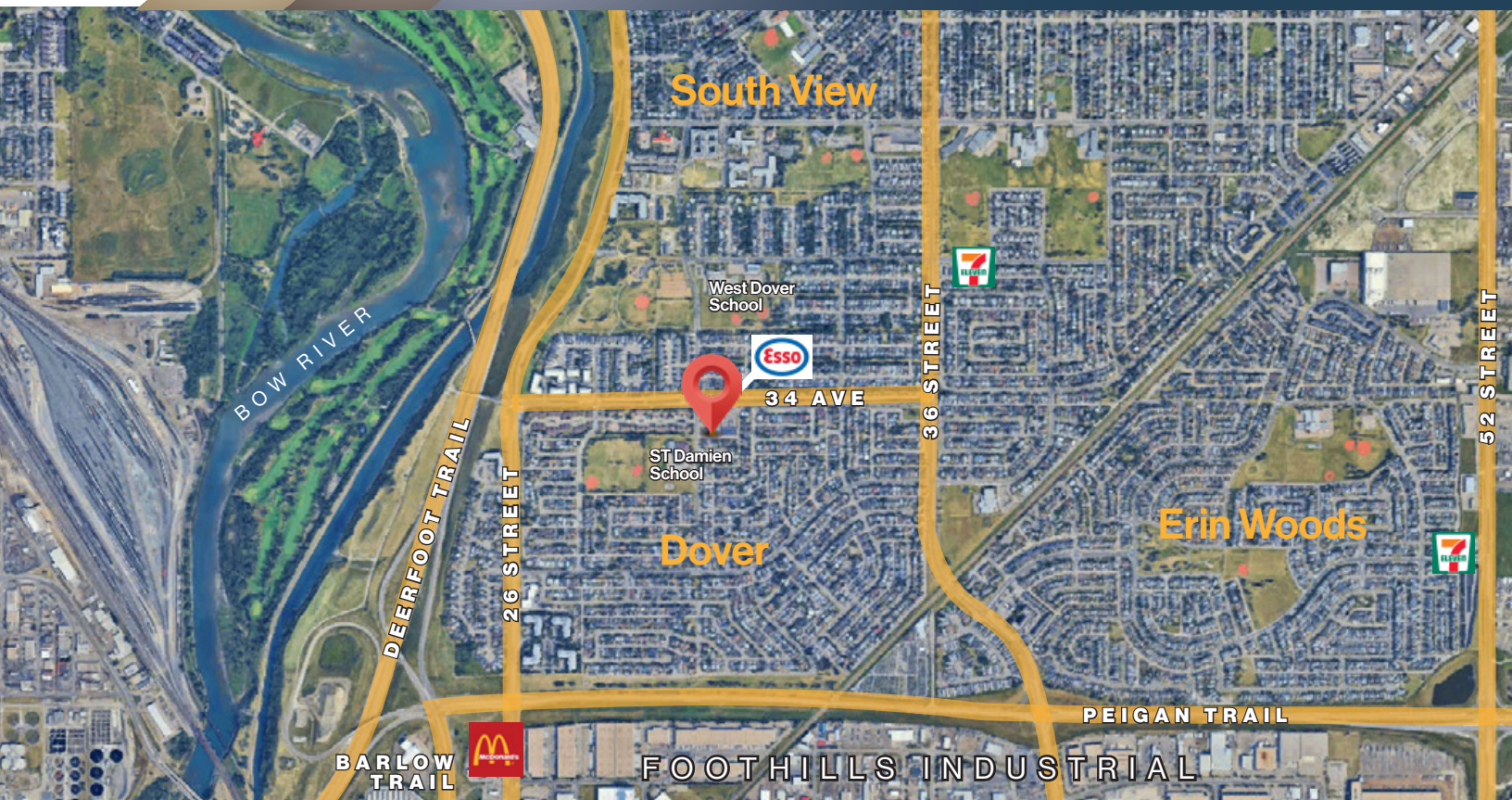


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3105 34 Avenue SE | Calgary, Alberta

**Convenient SE Retail/Office Opportunity**



**NEIGHBORHOOD**  
Dover



**POPULATION 5KM**  
38,300



**MEDIAN AGE**  
40



**HOUSEHOLD INCOME**  
\$98,279



**BlackstoneCommercial.com**

For more information, please contact one of our associates.

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