



**Blackstone**

# For Sale

3105 34 Avenue SE | Calgary, Alberta

## Convenient SE Retail/Office Opportunity



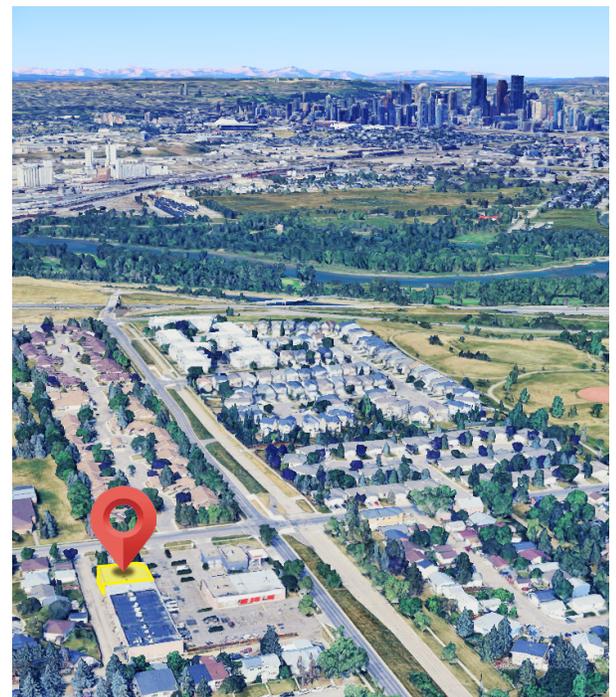
# 3105 34 Avenue SE, Calgary AB

Convenient Retail/Office Plaza for your Business

### PROPERTY DETAILS

<b>Asking Price</b>	\$458,000
<b>Size</b>	Unit 4E: 1,729± SF
<b>Net Rent</b>	Owner-User
<b>Condo Fees</b>	\$350/month
<b>Utilities</b>	\$300/month
<b>Taxes</b>	\$679/month
<b>Zoning</b>	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** ccm

Senior Associate / Associate Broker

Cell **403.607.7375** (Call or Text)

Unit A210  
9705 Horton Road SW  
Calgary, Alberta T2V 2X5

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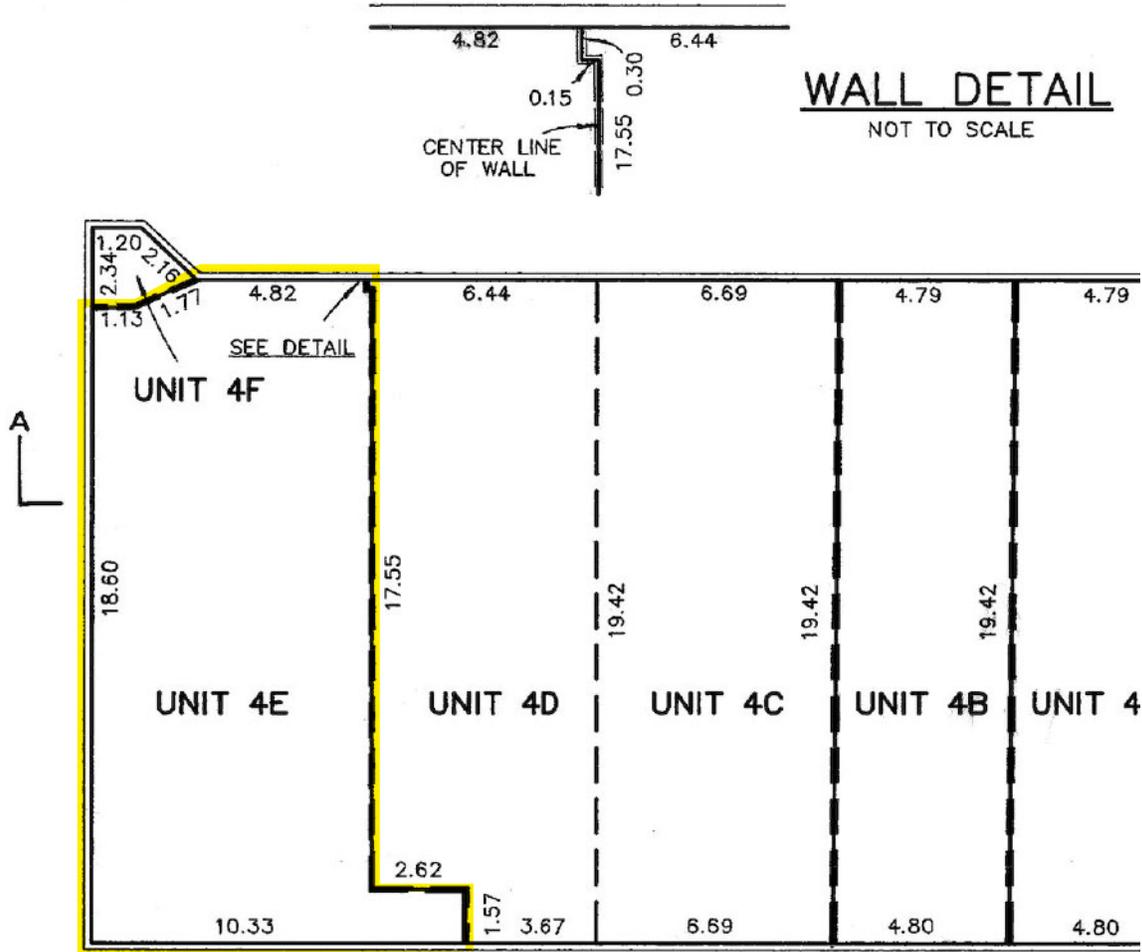
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## SITE PLAN

SCALE = 1 : 500

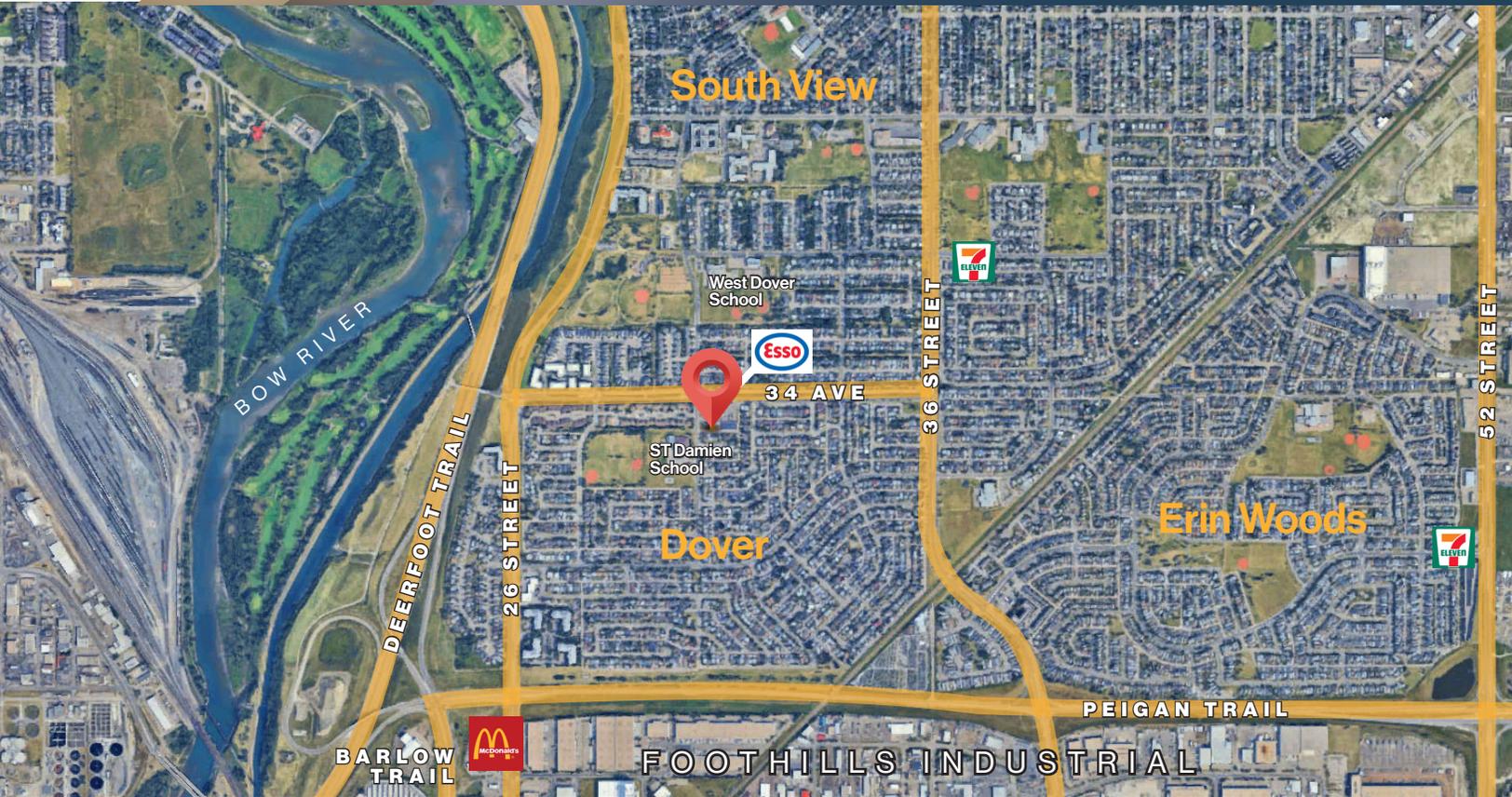




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NEIGHBORHOOD  
Dover



POPULATION 5KM  
38,300



MEDIAN AGE  
40



HOUSEHOLD INCOME  
\$98,279



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For more information, please contact one of our associates.

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