

FOR LEASE

JACKSONPORT MARKET

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



3730 & 3840 104 AVENUE NE / CALGARY, ALBERTA

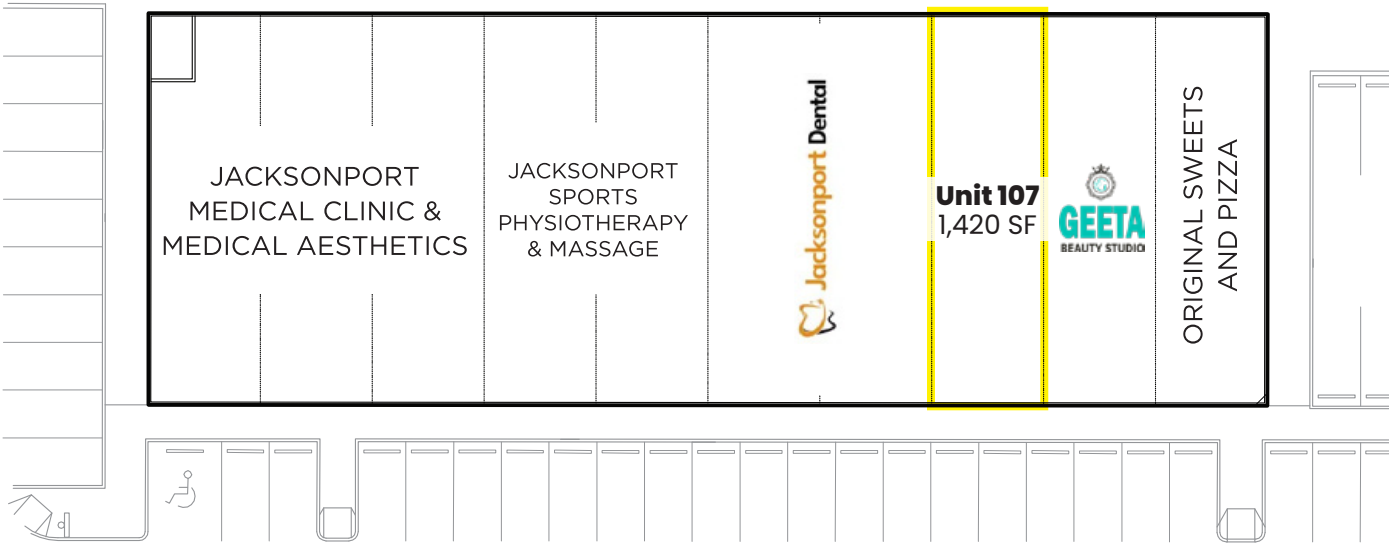
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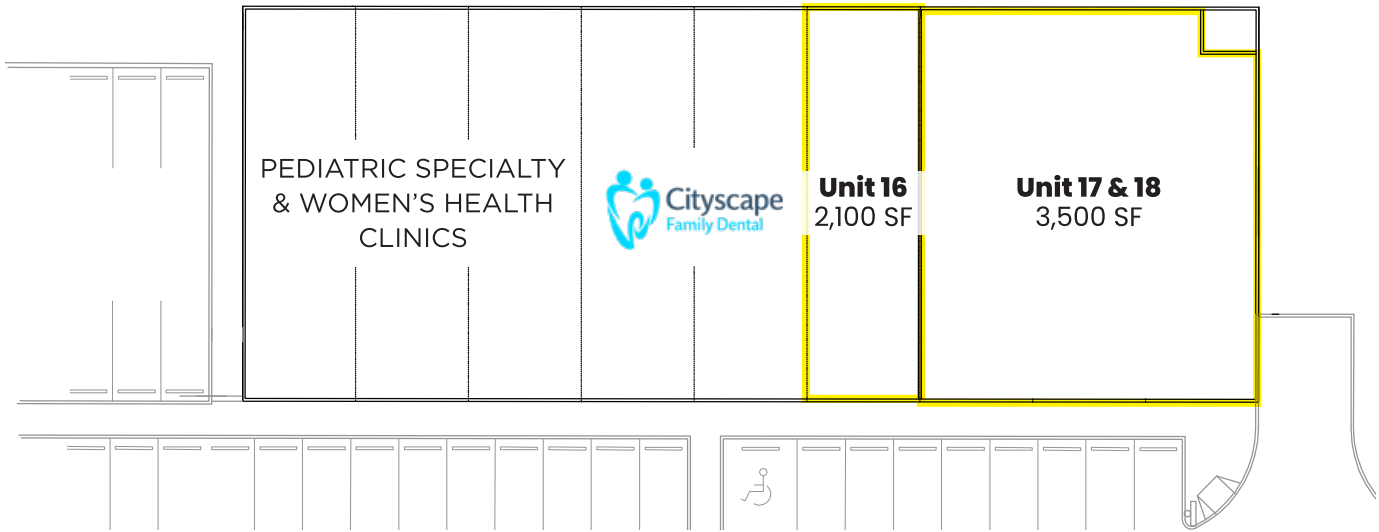
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BUILDING SITE PLANS

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, office and retail users
- Opportunity for a General Medicine Practitioner to complement the existing Pediatric Specialty and Women's Health clinic
- 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





-  **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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