



GRASSROOTS
REALTY GROUP

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**3118 & 3122, 4310 104 Avenue NE
Calgary, Alberta**

MLS # A2274110



\$42 per sq.ft.

Division: Stoney 3

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 2,268 sq.ft.

Zoning: C-COR3 f0.25h16

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Don't miss out on this rare opportunity to lease a fully built-out, C-COR3 zoned jewellery store space located in the Cityscape Landing Plaza in the heart of Jacksonport, now offered at \$42/sqft plus operating costs, with the landlord asking \$100,000 for all existing improvements. Alternatively, the landlord is offering flexibility with an option to lease at \$55/sqft with no upfront improvement cost and a 3+3 year lease. is also possible. Professionally developed as a jewellery store, this unit features two finished bathrooms, office, lunch area, and a high security safe with reinforced metal panels built inside as well! With everything from electrical, flooring, lighting, and display fixtures complete, you get a turnkey setup that saves tenants the significant time, cost, and hassle of a full buildout from shell space. Cityscape Landing features a mix of retail, restaurants, offices, and service businesses, creating steady daily traffic and strong visibility. Surrounded by rapidly growing major commercial developments, this plaza benefits from abundant parking, excellent exposure, and easy access to Stoney Trail, Metis Trail, Country Hills Blvd, and Calgary International Airport. Perfect for jewellers or specialty retailers seeking a move-in-ready space in a prime, amenity-rich NE Calgary location.