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2150, 4250 109 AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
26592


MLS ID:
A2159178

\$1,395,000



 **PIPAN KUMAR**
 (403) 250-2882

 Century 21 Bravo Realty
 403-250-2882

 2150, 4250 109 Avenue , Calgary , Alberta T3N 1A6

Transaction Type For Sale	Days On Market 8	Zoning I-C
Subdivision Saddleridge Industrial	Year Built 2019	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 2011970
Building Area (Sq. Ft.) 2700.00	Building Area (Sq. M.) 250.84	Inclusions N/A
Restrictions Board Approval	Reports Building Plans,Call Lister,Condo/Strata Bylaws,Leases	

Discover a rare investment opportunity to own a fully leased 2,700 +/- sq/ft bay located just off the corner of Country Hills Blvd and Metis Trail. Excellent visibility from both major thoroughfares, this property is perfectly positioned for high traffic exposure. What sets this bay apart is its unique drive-thru feature, offering versatility for future tenants and potential to cater to a wide range of businesses. Currently fully leased, this turn-key property presents a solid return on investment with built-in flexibility for future opportunities. Don't miss out on this rare find!

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