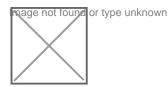


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2150, 4250 109 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

26592

MLS ID: A2159178

\$1,395,000



- **△** PIPAN KUMAR
- **(403)** 250-2882
- □ Century 21 Bravo Realty
- **403-250-2882**

r<u>M</u>1

Transaction Type

For Sale

Days On Market

Zoning I-C

Structure Type

8

Subdivision

Saddleridge Industrial

Year Built

Retail

Property Type

Commercial

Property Sub Type

Legal Plan

Retail

2019

2011970

Inclusions

Building Area (Sq. Ft.)

2700.00

Building Area (Sq. M.)

N/A

250.84

Reports

RestrictionsBoard Approval

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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