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2145, 4100 109 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
27087


MLS ID:
A2183440

\$715,000



 **KAM DHILLON**
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 2145, 4100 109 Avenue NE, Calgary , Alberta T3N 2J1

Transaction Type For Sale	Days On Market 48	Zoning I-C
Subdivision Stoney 3	Building Type Retail	Year Built 2024
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 1811550	Building Area (Sq. Ft.) 1300.00	Building Area (Sq. M.) 120.77
Lot Size (Sq. Ft.) 106994	Lot Size (Acres) 2.46	Roof Membrane
Foundation Slab	Cooling Central Air	Heating Ceiling,Standard,Natural Gas,See Remarks
Access to Property Airport Nearby,Direct Access,On Major Traffic Route,See Remarks,Visual Exposure	Inclusions N/A	Restrictions None Known
Reports Call Lister,Condo/Strata Bylaws		

WELCOME TO JACKSON GATES RETAIL PLAZA, the premier destination in Northeast Calgary's fastest-growing commercial hub. The Crown Jewel of Jacksonport Business Park is complete and ready for your business or practice. YOUR OPPORTUNITY IS HERE NOW, BUT ACT QUICK before this incredible business location is gone forever. Here's why you should seize this exceptional opportunity!: EXCEPTIONAL VALUE IN A PRIME LOCATION Located at 4100 109 AV NE, Calgary AB, Jackson Gates is the only plaza in the 100-acre business park with DIRECT ACCESS from Country Hills Blvd NE, one of Calgary's busiest corridors. This prime positioning guarantees high visibility and easy access for customers. EXCEPTIONAL BUILD QUALITY Our spaces feature premium materials for durability and aesthetic appeal, with 16-foot ceilings that provide spacious, versatile layouts tailored to your business needs. CONVENIENT DESIGN & ACCESS Enjoy an easy-to-navigate parking layout with 97 stalls, ensuring seamless access for customers and clients. EXCLUSIVE OPPORTUNITIES Act fast! Only 4 coveted bays remain, each with prime signage visibility facing Country Hills Blvd. These strategic locations have been held back for discerning businesses—don't miss your chance! UNMATCHED GROWTH POTENTIAL The area is booming! With thousands of new homes being built nearby and a projected population growth of over 53,000 residents in the next five years, you'll be perfectly positioned to tap into this expanding market, including vibrant communities like Sky Pointe, Skyview Ranch, Redstone, and Cornerstone. Perfect for Owners and Investors. Whether you want to operate your business or secure a high-yield investment, purchasing a bay at Jackson Gates is a smart move in this thriving district. MARKET INSIGHTS With a population of approximately 103,448 within a 5 km radius and a daytime population of 83,138, the potential for customer engagement is immense. Lease rates start at just \$35 per square foot NNN, making it an attractive option for growth. Versatile Uses Jackson Gates accommodates various business types: Group A2 (Assembly Uses) Restaurants, cafes, food courts Lounges and bars Group D (Business and Professional Uses) Offices (medical, dental, legal) Financial institutions (banks) Professional services (consulting) Group E (Retail and Personal Services) Retail stores (clothing, groceries) Personal services (salons, spas) Convenience stores Pharmacies Your Future Awaits at Jackson Gates! Don't miss this incredible opportunity to establish your business at Jackson Gates. Its prime location, exceptional build quality, and growth potential make it perfect for owners and investors alike. Contact us today to learn more about securing your space in this vibrant commercial hub!

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