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2135, 4150 109 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
27230


MLS ID:
A2186080

\$675,000



 **HARMEET RANDEV**
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 Real Broker
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 2135, 4150 109 Avenue NE, Calgary , Alberta T3N 2B3

Transaction Type For Sale	Days On Market 23	Zoning I-C
Subdivision Stoney 3	Year Built 2021	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Retail	Legal Plan 2310696
Building Area (Sq. Ft.) 1264.00	Building Area (Sq. M.) 117.43	Lot Size (Sq. Ft.) 17424
Lot Size (Acres) 0.40	Inclusions N/A	Restrictions None Known

Reports

Aerial Photos, Floor Plans

This spacious 1264 sq ft retail bay is perfectly positioned in one of the most accessible locations on Country Hills Blvd NE, offering seamless in-and-out access for customers and clients. Ideal for a variety of businesses, this vibrant and versatile space welcomes tenants from an array of industries. Flexible Business Possibilities Include: Retail & Specialty Shops: Outdoor Gear Store: Showcase a range of camping, hiking, and cycling gear to meet demand in an area with active residents. Vintage Furniture Boutique: Offer a curated selection of restored or vintage furniture pieces for home décor enthusiasts. Electronics & Gadget Store: Focus on unique or high-demand gadgets, from drones to smart home devices, appealing to tech-savvy customers. Restaurants & Cafes: Coffee & Pastry Café: A cozy spot for morning coffee and fresh pastries, attracting neighborhood patrons and passersby. Frozen Yogurt or Smoothie Bar: A health-focused dessert option, perfect for customers seeking a quick, refreshing treat. Gourmet Sandwich Shop: A quick-service eatery specializing in fresh sandwiches, salads, and wraps for lunch crowds and take-out orders. Professional & Office Spaces: Real Estate Brokerage: A client-friendly office space for consultations, listings, and property viewings. Accounting or Tax Office: Provide accounting, tax preparation, or financial advising in a high-traffic, easily accessible location. Insurance Agency: An office for local insurance agents offering consultations and policy services for clients. Health & Wellness: Dental Clinic: Provide comprehensive dental care, from cleanings to orthodontics, in a convenient location. Massage Therapy Studio: Cater to clients looking for relaxation or therapeutic massages in a calming, accessible space. Acupuncture & Wellness Center: Specialize in acupuncture, cupping, or herbal treatments for holistic health care. Beauty & Personal Services: Hair Salon or Barber Shop: A chic, neighborhood-focused salon offering haircuts, styling, and color services. Nail Spa: Manicures, pedicures, and nail art services in a vibrant, high-visibility location. Day Spa: Provide facials, waxing, and skin treatments, creating a tranquil space for personal care. Fitness & Recreation: Yoga or Pilates Studio: Offer classes in yoga, Pilates, or barre, with a small retail area for fitness gear. Dance School: Cater to all ages with dance classes in styles like ballet, jazz, or hip-hop. Martial Arts Dojo: A martial arts studio focusing on karate, jiu-jitsu, or self-defense classes for children and adults. Light Industrial: Craft Brewery Taproom: Showcase unique craft brews in a small taproom with a production area in the back. Custom Signage Workshop: Provide custom signs, banners, and With its prime location and flexible setup, this bay is designed to support diverse business needs and make the most of the high-traffic flow along Country Hills Blvd. Don't miss out on the opportunity to secure this outstanding spot for your growing business!

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