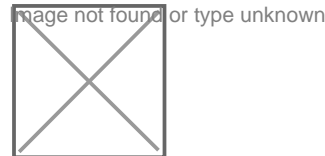


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1123, 4058 109 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
28040


**MLS ID:**  
A2126787

**\$618,000**



 **RAJEEV SHARMA**  
 (403) 590-2233

 URBAN-REALTY.ca  
 403-590-2233

 1123, 4058 109 Avenue NE, Calgary , Alberta T3N 2B3

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 278	<b>Zoning</b> IC
<b>Subdivision</b> Saddleridge Industrial	<b>Year Built</b> 2022	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 2211222
<b>Building Area (Sq. Ft.)</b> 1200.00	<b>Building Area (Sq. M.)</b> 111.48	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Call Lister	

STOP PAYING RENT & WORRY FREE FROM FUTURE OF RENT HIKES...Own your own Retail space at HIGHLY DESIRABLE & RAPIDLY GROWING JACKSONPORT NE. This prime location at Corner of Country hill and 108 Ave Units with IC ZONING allowing Full RETAIL & OFFICE USE. HIGH EXPOSURE FOR MARKETING PURPOSES. . For most possible exposure Exterior signs can be installed Possible Visibility from Country hill. Lots owner operator businesses like Ethnic Restaurants, Fast Food franchises, Dine in/Take out restaurants, Accounting, lawyers, immigration etc. The surrounding complexes are opened with many popular businesses makes it ideal for your business traffic. THERE IS NO EXCLUSIVITY HERE, SO YOUR UNLIMITED OPTIONS MAKE IT IDEAL FOR INVESTMENT. Don't wait. Call your favorite commercial agent now.

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