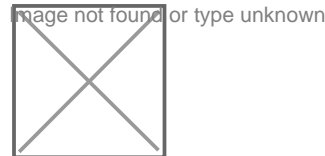


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1135, 4058 109 AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
28316


**MLS ID:**  
A2149114

**\$34.50**



 **AMANDEEP GILL**  
 (587) 969-2259

 Royal LePage METRO  
 403-400-0000

 1135, 4058 109 Avenue NE, Calgary , Alberta T3N 2B2

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 201	<b>Lease Amount</b> 34.50
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Saddleridge Industrial	<b>Building Type</b> Retail
<b>Year Built</b> 2022	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 1300.00	<b>Building Area (Sq. M.)</b> 120.77
<b>Inclusions</b> N/A	<b>Restrictions</b> See Remarks	<b>Reports</b> Floor Plans

Fantastic opportunity to lease your own retail space in the highly sought-after and rapidly growing Jacksonport NE area. This prime location offers units with IC Zoning, allowing for full retail and office use. Benefit from high exposure for marketing purposes, with the possibility of installing exterior signs for maximum visibility. This bustling area attracts a diverse range of businesses, including ethnic restaurants, fast food franchises, dine-in/take-out eateries, as well as professional services such as accounting, legal, and immigration offices. Surrounding complexes are already home to many popular businesses, ensuring a steady flow of potential customers to your doorstep. With no exclusivity constraints, the possibilities for your business are limitless, making it an ideal investment opportunity. Don't miss out on this chance to secure your spot in one of the most vibrant commercial hubs in Jacksonport NE. Contact your preferred commercial agent today to arrange a viewing and seize this opportunity!

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