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## 2130 & 2135, 4058 109 AVENUE NE FOR LEASE

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Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta



**Listing ID:**  
29008


**MLS ID:**  
A2179796

**\$35**



 **DEVANG JOSHI**  
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 RE/MAX Real Estate (Mountain View)  
 403-247-5178

 2130 & 2135, 4058 109 Avenue NE, Calgary , Alberta T3N 2B2

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 72
<b>Lease Amount</b> 35.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> IC
<b>Subdivision</b> Saddleridge Industrial	<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> 2600.00
<b>Building Area (Sq. M.)</b> 241.55	<b>Inclusions</b> N/A	<b>Restrictions</b> Landlord Approval

#### Reports

Building Plans

Prime Retail Space in the Highly Desirable & Rapidly Growing Jacksonport NE! Seize this incredible opportunity at the corner of Country Hills Blvd and 108 Ave. These units boast IC zoning, allowing for a wide range of retail and office uses. Enjoy maximum exposure for your business with potential visibility from Country Hills and the option to install eye-catching exterior signage for added marketing impact. This bustling area is home to a variety of owner-operated businesses, including ethnic restaurants, fast-food franchises, dine-in/take-out spots, and professional services like accounting, legal, and immigration firms. With popular businesses already thriving in the surrounding complexes, the foot traffic and business potential are unmatched. Best of all, no exclusivity restrictions mean limitless opportunities—making this space ideal for both business owners and investors. There are two bays available, each offering 1,300 sq. ft. of space. They can be leased individually or combined for a total of 2,600 sq. ft., providing flexibility to meet your business needs. Don't miss out! Call your trusted commercial agent today!

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