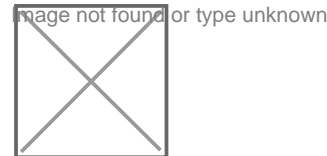


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1015, 4231 109 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta



**Listing ID:**  
29100


**MLS ID:**  
A2186661

**\$849,900**



 **JAGRAJ BHATTI**  
 (403) 400-0000

 Royal LePage METRO  
 403-400-0000

 1015, 4231 109 Avenue NE, Calgary , Alberta T3N 2B1

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 2	<b>Zoning</b> I-G
<b>Subdivision</b> Stoney 3	<b>Year Built</b> 2019	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 2110349
<b>Building Area (Sq. Ft.)</b> 2780.00	<b>Building Area (Sq. M.)</b> 258.27	<b>Inclusions</b> N/A
<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister	

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This prime commercial property offers a unique investment opportunity, combining stable cash flow with long-term tenants. It can be rented to multiple tenants, offering a diversified income stream. It is located in a high-traffic area that continues to see business growth, making it a perfect choice for investors seeking steady income. The property is currently rented for \$7,800 per month.

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