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A7, 4220 108 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
29860


MLS ID:
A2203554

\$532,800



 **NAVEED SHAH**
 (403) 590-2233

 URBAN-REALTY.ca
 403-590-2233

 A7, 4220 108 Avenue NE, Calgary , Alberta T3J4E3

Transaction Type

For Sale

Days On Market

22

Zoning

I-G

Subdivision

Stoney 3

Year Built

2027

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

1811550

Building Area (Sq. Ft.)

1184.00

Building Area (Sq. M.)

110.00

Lot Size (Sq. Ft.)

99997

Lot Size (Acres)

2.30

Inclusions

N/A

Restrictions

Airspace Restriction,Architectural Guidelines,Easement Registered On Title,Restrictive Covenant-Building Design/Size

Reports

Building Plans,Floor Plans

Seize this rare opportunity in Jacksonport, one of Calgary's fastest-growing commercial hubs. With three brand-new buildings under construction, high-visibility corner exposure, and versatile IC zoning, this development offers an excellent investment opportunity, with over 40 percent already sold. Limited availability remains in Building A, a premium two-storey retail space, and Building B, a single-storey retail space. Strategically located near Country Hills Boulevard and Metis Trail, with seamless access to Deerfoot Trail, Stoney Trail, and the Calgary International Airport, this development is positioned to become the next cultural and commercial hotspot in Calgary's northeast. Main floor units are available at \$550 per square foot, while second-floor units are priced at \$450 per square foot. Completion is scheduled for Q4 2026.

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