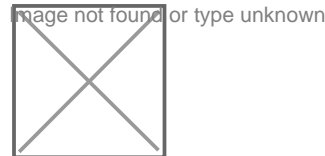


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## B6, 4220 108 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
29932


**MLS ID:**  
A2205196

**\$679,250**



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

 URBAN-REALTY.ca  
 403-590-2233

 B6, 4220 108 Avenue NE, Calgary , Alberta T3J4E3

**Transaction Type**

For Sale

**Days On Market**

10

**Zoning**

I-G

**Subdivision**

Stoney 3

**Year Built**

2025

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

**Legal Plan**

1811550

**Building Area (Sq. Ft.)**

13293.43

**Building Area (Sq. M.)**

1234.99

**Lot Size (Sq. Ft.)**

99997

**Lot Size (Acres)**

2.30

**Inclusions**

NA

**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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