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3140, 4100 109 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
30165


MLS ID:
A2211369

\$724,900



 **KAM DHILLON**
 (403) 294-1500

 **CIR Realty**
 403-294-1500

 3140, 4100 109 Avenue NE, Calgary , Alberta T3N 2J1

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| Transaction Type For Sale | Title Fee Simple | Days On Market 136 |
| Zoning I-C | Subdivision Stoney 3 | Building Type Retail |
| Year Built 2024 | Structure Type Retail | Property Type Commercial |
| Property Sub Type Retail | Legal Plan 2411809 | Building Area (Sq. Ft.) 1300.00 |
| Building Area (Sq. M.) 120.77 | Lot Size (Sq. Ft.) 106994 | Lot Size (Acres) 2.46 |
| Roof Membrane | Foundation Slab | Cooling Central Air |
| Heating Ceiling,Standard,Natural Gas,See Remarks | Access to Property Airport Nearby,Direct Access,On Major Traffic Route,See Remarks,Visual Exposure | Inclusions N/A |
| Restrictions None Known | Reports Condo/Strata Bylaws | |

WELCOME TO JACKSON GATES RETAIL PLAZA, the premier destination in Northeast Calgary's fastest-growing commercial hub. The Crown Jewel of Jacksonport Business Park is complete and ready for your business or practice. YOUR OPPORTUNITY IS HERE NOW, BUT ACT QUICK before this incredible business location is gone forever. Here's why you should seize this exceptional opportunity!: PRIME LOCATION & EXCEPTIONAL VALUE Located at 4100 109 AV NE, Calgary, Jackson Gates is the only plaza in the 100-acre business park with DIRECT ACCESS from Country Hills Blvd NE, one of Calgary's busiest corridors. This prime positioning guarantees high visibility and easy access for customers. EXCEPTIONAL BUILD QUALITY Our spaces feature premium materials for durability and aesthetic appeal, with 16-foot ceilings that provide spacious, versatile layouts tailored to your business needs. CONVENIENT DESIGN & ACCESS Enjoy an easy-to-navigate parking layout with 97 stalls, ensuring seamless access for customers and clients. EXCLUSIVE OPPORTUNITIES Act fast! Only 4 coveted bays remain, each with prime signage visibility facing Country Hills Blvd. These strategic locations have been held back for discerning businesses—don't miss your chance! UNMATCHED GROWTH POTENTIAL The area is booming! With thousands of new homes being built nearby and a projected population growth of over 53,000 residents in the next five years, you'll be perfectly positioned to tap into this expanding market, including vibrant communities like Sky Pointe, Skyview Ranch, Redstone, and Cornerstone. Perfect for Owners and Investors. Whether you want to operate your business or secure a high-yield investment, purchasing a bay at Jackson Gates is a smart move in this thriving district. MARKET INSIGHTS With a population of approximately 103,448 within a 5 km radius and a daytime population of 83,138, the potential for customer engagement is immense. Lease rates start at just \$35 per square foot NNN, making it an attractive option for growth. Versatile Uses Jackson Gates accommodates various business types: Group A2 (Assembly Uses) Restaurants, cafes, food courts Lounges and bars Group D (Business and Professional Uses) Offices (medical, dental, legal) Financial institutions (banks) Professional services (consulting) Group E (Retail and Personal Services) Retail stores (clothing, groceries) Personal services (salons, spas) Convenience stores Pharmacies Your Future Awaits at Jackson Gates! Don't miss this incredible opportunity to establish your business at Jackson Gates. Its prime location, exceptional build quality, and growth potential make it perfect for owners and investors. Contact us today to learn more about securing your space in this vibrant commercial hub!

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