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## 2120, 4100 109 AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta



**Listing ID:**  
31267


**MLS ID:**  
A2237814

**\$38**



 **TEJ GILL**  
 (403) 969-7515

 Real Broker  
 855-623-6900

 2120, 4100 109 Avenue NE, Calgary , Alberta T3N 1A6

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 68	<b>Lease Amount</b> 38.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Stoney 3	<b>Building Type</b> Condo Complex
<b>Year Built</b> 2024	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 1319.66	<b>Building Area (Sq. M.)</b> 122.60
<b>Inclusions</b> N/A	<b>Restrictions</b> Landlord Approval	<b>Reports</b> None

Introducing a newly built, never-occupied commercial condo offering 1,240 sq ft of premium space in a modern, high-exposure development. Conveniently located with direct access to Country Hills Blvd, this unit provides excellent visibility for your business and easy access for customers and staff. Zoned I-C (Industrial – Commercial), this flexible space is well-suited for a wide range of uses including retail, office, or service-based businesses. (No Daycares or Churches) The unit features sleek, contemporary architecture and professional curb appeal, making it an ideal choice for businesses seeking a polished and functional presence. Whether you're establishing a new operation or relocating, this is a rare opportunity to secure space in a growing commercial corridor.

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