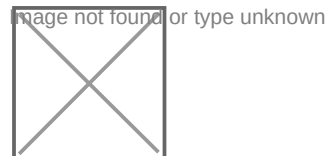


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 2145, 4150 109 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
31511

**MLS ID:**  
A2243652

**\$679,900**



 **DEVANG JOSHI**  
 (403) 247-5178

 RE/MAX Real Estate (Mountain View)  
 403-247-5178

 2145, 4150 109 Avenue NE, Calgary , Alberta T3N 2B3

|                                         |                                 |                                           |
|-----------------------------------------|---------------------------------|-------------------------------------------|
| <b>Transaction Type</b><br>For Sale     | <b>Title</b><br>Fee Simple      | <b>Days On Market</b><br>30               |
| <b>Zoning</b><br>IC                     | <b>Subdivision</b><br>Stoney 3  | <b>Building Type</b><br>Retail            |
| <b>Year Built</b><br>2023               | <b>Structure Type</b><br>Retail | <b>Property Type</b><br>Commercial        |
| <b>Property Sub Type</b><br>Retail      | <b>Legal Plan</b><br>2310696    | <b>Building Area (Sq. Ft.)</b><br>1313.00 |
| <b>Building Area (Sq. M.)</b><br>121.98 | <b>Inclusions</b><br>N/A        | <b>Restrictions</b><br>See Remarks        |
| <b>Reports</b><br>Other Documents       |                                 |                                           |

Take advantage of this rare opportunity to own a FULLY LEASED commercial retail bay in the highly desirable and fast-growing community of Jacksonport, NE Calgary. Strategically located with direct exposure to Country Hills Blvd, this high-visibility unit is leased under a long-term NNN lease, offering stable and predictable income for years to come. Positioned in a high-traffic plaza with ample surface parking, this centrally located bay offers exceptional frontage, making it ideal for long-term capital appreciation and tenant success. The unit includes both front and rear exterior access, adding extra flexibility and convenience for operations. Currently leased to a well-established sweetery and dessert business, this low-maintenance, income-producing asset is a PERFECT FIT for SAVVY INVESTORS seeking secure cash flow and future growth potential. Please do not disturb tenant – showings by appointment only. Contact your favorite commercial real estate agent today for more information.

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