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1160, 4117 109 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
31574


MLS ID:
A2239981

\$970,000



 **DAVINDER BRAR**
 (403) 262-7653

 eXp Realty
 403-262-7653

 1160, 4117 109 Avenue NE, Calgary , Alberta T3N 2J1

Transaction Type For Sale	Days On Market 25	Zoning DC
Subdivision Stoney 3	Year Built 2024	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 2510114
Building Area (Sq. Ft.) 1980.00	Building Area (Sq. M.) 183.95	Inclusions N/A
Restrictions Call Lister,See Remarks	Reports Building Plans,Floor Plans,Site Plans	

A rare opportunity awaits at Jacksonport Hub- Ground Floor Unit Available, located at 4117 109 Ave NE – offering approximately 1,980 square feet of adaptable industrial commercial space! Unit already has a mezzanine installed which is valued at \$50,000. Situated in a prime business hub, on one of the busiest streets in Jacksonport. This well-crafted bay is designed to meet your business's needs. With the current zoning, you'll have access to a variety of potential uses, such as a building supply centre, pet care services, print centre, fitness studio, health care services, cabinet manufacturing, retail and consumer services, specialty food stores, and much more. Additionally, the oversized warehouse door makes shipping and receiving inventory easy and efficient. Last unit remaining!! This sought-after unit won't last long in this premier location.

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