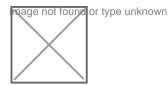




The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1130, 4117 109 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 31878

MLS ID: A2252396

\$1,013,000



- **△** PIPAN KUMAR
- **2** (403) 250-2882
- □ Century 21 Bravo Realty
- **403-250-2882**

r<u>M</u>1

1130, 4117 109 Avenue NE, Calgary, Alberta T3N 2J1

**Transaction Type** 

For Sale

Stoney 3

**Days On Market** 

14

Zoning

DC

Subdivision

Year Built

2025

Structure Type

**Property Type** 

Commercial

**Property Sub Type** 

Industrial

Legal Plan

Industrial

Building Area (Sq. Ft.)

1980.00 18

1811550

N/A

Building Area (Sq. M.)

183.95

Inclusions

Restrictions

Reports

**Board Approval** 

Building Plans, Condo/Strata Bylaws

Excellent opportunity to own a versatile 1,980± sq. ft. bay with DC zoning. This unit offers approx. 24 ft. clear ceiling height and comes with a 50% built mezzanine structure (DP Approved) , providing additional functional space for office, storage, or showroom use. Also features a drive-in door. Zoning allows for a wide range of uses including cabinetry shop, print shop, healthcare services, office, fitness, or restaurant (subject to approvals). The open floor plan and mezzanine design make this bay ideal for both service-oriented and production-based businesses. \*NO AUTOMOTIVE\*

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