

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**  
 (403) 250-2882

 Century 21 Bravo Realty  
 403-250-2882

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

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 14	<b>Zoning</b> DC
<b>Subdivision</b> Stoney 3	<b>Year Built</b> 2025	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1811550
<b>Building Area (Sq. Ft.)</b> 1980.00	<b>Building Area (Sq. M.)</b> 183.95	<b>Inclusions</b> N/A
<b>Restrictions</b> Board Approval	<b>Reports</b> 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\*

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.