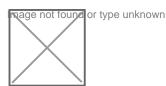


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **2160, 4150 109 AVENUE NE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 32237

MLS ID: A2259003

**\$26** 



- △ DEVANG JOSHI
- **(403)** 401-9060
- □ RE/MAX Real Estate (Mountain View)
- **403-247-5178**

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2160, 4150 109 Avenue NE, Calgary , Alberta T3N 2B3

Transaction Type Title Days On Market

For Lease Fee Simple 75

Lease AmountLease FrequencyZoning26.00AnnuallyIC

SubdivisionBuilding TypeYear BuiltStoney 3Retail2023

Structure Type Property Type Property Sub Type

Retail Commercial Retail

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

2310696 1313.00 121.98

InclusionsRestrictionsReportsN/ASee RemarksBuilding Plans

Seize the opportunity to lease a retail space in the highly sought-after and rapidly expanding area of Jacksonport, NE. GREAT WALK IN LOCATION FOR OFFICE SET UP TOO WITH LOW \$26/SqFT rate. This UNIT WITH IC ZONING allowing FULL RETAIL USE. This is a prime location unit in the plaza with plenty of parking & it has great potential for your BUSINESS EXPOSURE FOR MARKETING PURPOSES. Unit COMES WITH Front & Rear EXTERIOR DOORS FOR CONVENIENCE. THE PLAZA HAS DIRECT ACCESS FROM SUPER BUSY COUNTRY HILLS BLVD TO GAIN MAXIMUM TRAFFIC FOR YOUR BUSINESS. The Plaza is completely sold-out w/ Lots of owner operator businesses like Grocery stores, Ethnic Restaurants, Fast Food franchises, Dine in/Take out restaurants, Accounting, lawyers, Doctor's clinic, pharmacy and immigration etc. The surrounding complexes are opened with many popular businesses makes it ideal for your business traffic. There Is No Exclusivity Here, So Your Unlimited Options Make It Ideal To Open The Business Of Your Choice. BUY OPTION IS ALSO AVAILABLE. Don't wait. Call your favorite commercial agent now.

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