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

Transaction Type For Lease	Title Fee Simple	Days On Market 132
Lease Amount 26.00	Lease Frequency Annually	Zoning IC
Subdivision Stoney 3	Building Type Retail	Year Built 2023
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 2310696	Building Area (Sq. Ft.) 1313.00	Building Area (Sq. M.) 121.98
Inclusions N/A	Restrictions See Remarks	Reports Building 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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