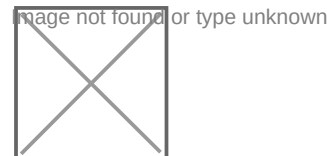


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1105 4120 108 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
32482

MLS ID:
A2263841

\$25



 **ARSH SIDHU**
 (403) 430-0095

 **Real Broker**
 855-623-6900

 1105 4120 108 Avenue NE, Calgary , Alberta T3N2B8

Transaction Type For Lease	Days On Market 3	Lease Amount 25.00
Lease Frequency Annually	Subdivision Stoney 3	Year Built 2025
Structure Type Retail	Property Type Commercial	Property Sub Type Industrial
Building Area (Sq. Ft.) 4144.00	Building Area (Sq. M.) 384.99	Inclusions NA
Restrictions Condo/Strata Approval	Reports Appraisal	

Brand new 4,144 sq. ft. industrial bay available for lease in the highly sought-after Jacksonport Business District in northeast Calgary. This corner unit offers exceptional visibility, functionality, and access, making it ideal for a wide range of industrial and commercial uses permitted under IG (Industrial General) zoning by the City of Calgary. The unit features two large drive-in doors, providing convenient loading and operational efficiency, along with two make-up air units for enhanced ventilation and workspace comfort. The corner location allows for excellent exposure, natural light, and ease of access for staff and clients alike. Strategically situated in Jacksonport, the property offers excellent connectivity to Calgary International Airport, major transportation routes, and nearby commercial amenities. Its prime location and modern construction make it a strong fit for businesses in distribution, light manufacturing, automotive, or general industrial operations. This is a rare opportunity to lease a premium, newly constructed industrial bay in one of Calgary's fastest-growing commercial corridors. The unit is move-in ready and available immediately.

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