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130, 4070 108 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
32594


MLS ID:
A2265739

\$1,520,000



 **PIPAN KUMAR**
 (403) 250-2882

 Century 21 Bravo Realty
 403-250-2882

 130, 4070 108 Avenue NE, Calgary , Alberta T3J 4E3

Transaction Type

For Sale

Days On Market

55

Zoning

I-C

Subdivision

Stoney 3

Year Built

2025

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

2410104

Building Area (Sq. Ft.)

3200.00

Building Area (Sq. M.)

297.29

Inclusions

N/A

Restrictions

Board Approval

Reports

Building Plans,Condo/Strata Bylaws

This versatile IC-zoned commercial bay offers approx. 3,200 sq ft of highly adaptable space ideal for a wide range of permitted uses, including medical/health services, food franchises, professional offices, and more. Located in a busy, well-established commercial complex with a family physician clinic already operating onsite, this is the perfect location for a pharmacy or complementary medical service provider. The flexible layout offers potential to demise the space into multiple units, allowing for owner-occupancy with rental income or full investment use. Run your own business while leasing out the remainder—or lease entirely for stable, long-term returns.

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