

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.

130, 4070 108 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

32594

MLS ID: A2265739

\$1,600,000



[△] PIPAN KUMAR

(403) 250-2882

□ Century 21 Bravo Realty

403-250-2882

B

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

Transaction Type

For Sale

Days On Market

Zoning I-C

7

Subdivision

Stoney 3

Year Built

Industrial

Property Type

Commercial

Property Sub Type

e Legal Plan

Retail

2025

2410104

Structure Type

Building Area (Sq. Ft.)

3200.00

Building Area (Sq. M.)

297.29

Inclusions

N/A

RestrictionsBoard 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.

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.