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## 2150, 4250 109 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta

**Listing ID:**  
32624

**MLS ID:**  
A2266250

**\$1,450,000**



 **PIPAN KUMAR**  
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 Century 21 Bravo Realty  
 403-250-2882

  
2150, 4250 109 Avenue NE, Calgary , Alberta T3N 1A6

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 149	<b>Zoning</b> I-C
<b>Subdivision</b> Stoney 3	<b>Building Type</b> Retail	<b>Year Built</b> 2019
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 2011970	<b>Building Area (Sq. Ft.)</b> 2700.00	<b>Building Area (Sq. M.)</b> 250.84
<b>Inclusions</b> N/A	<b>Restrictions</b> Board Approval	<b>Reports</b> Building Plans, Condo/Strata Bylaws

**\*\$100,000 PRICE REDUCTION!\*** Seize this RARE chance to own or lease a premium retail bay with a DRIVE-THRU DRIVE-THRU DRIVE-THRU , located at the busy intersection of Country Hills Blvd NE and Metis Trail. This 2700 ± square feet retail space offers unbeatable exposure and accessibility in one of Northeast Calgary's most dynamic commercial corridors. Drive-thru bays in this area are an exceptionally rare find, making this an opportunity you don't want to miss.

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