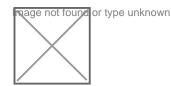


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **3170, 4100 109 AVENUE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

32769

MLS ID: A2269279

\$723,250



△ PIPAN KUMAR

**(403)** 250-2882

□ Century 21 Bravo Realty

**403-250-2882** 

r<u>P</u>ri

3170, 4100 109 Avenue, Calgary, Alberta T3N 2J1

**Transaction Type** 

For Sale

Zoning

I-C

Subdivision Stoney 1

Year Built

Retail

**Property Type** 

**Property Sub Type** 

Commercial

Legal Plan 2411809

Structure Type

Building Area (Sq. Ft.)

Retail

122.17

2025

1315.00

Building Area (Sq. M.)

Inclusions N/A

Restrictions **Board Approval** 

Reports

Building Plans, Condo/Strata Bylaws, Site

**Plans** 

Brand-new ±1,315 sq. ft. retail bay for sale in Jackson Gates Plaza (2025). Excellent visibility with right-in/right-out access from Country Hills Blvd NE and exposure along 109 Ave NE. Ideal for dental, salon, medical, office, vape, or convenience use. Features a massive parking lot, modern design, and is adjacent to the future Stonegate residential/commercial development, offering strong long-term growth potential.

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