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## 3140, 4100 109 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta

**Listing ID:**  
32787

**MLS ID:**  
A2269479

**\$723,000**



 **SUKH BRAR**  
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 3140, 4100 109 Avenue NE, Calgary , Alberta T3N 2G6

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 92	<b>Zoning</b> I-C
<b>Subdivision</b> Stoney 3	<b>Building Type</b> Office Building,Retail,Shopping Centre,Strip Mall	<b>Year Built</b> 2022
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 2411809	<b>Building Area (Sq. Ft.)</b> 1319.00	<b>Building Area (Sq. M.)</b> 122.54
<b>Inclusions</b> N/A	<b>Restrictions</b> Condo/Strata Approval,Restrictive Covenant	<b>Reports</b> Building Plans,Floor Plans,Site Plans

An exceptional opportunity to own a brand-new retail bay in a high-end building located in one of Calgary's fastest-growing commercial areas. Ideally situated at 4100- 109 Avenue NE, this modern space features soaring 17-foot ceiling heights, excellent visibility, and convenient access to major routes including Stoney Trail, Country Hills Boulevard, and Deerfoot Trail. Just minutes from the Calgary International Airport, the property benefits from outstanding exposure to both local and business traffic. Set within a vibrant and busy plaza, the site experiences strong daily activity and steady customer flow. The complex offers a diverse mix of thriving businesses, including a daycare, popular restaurants, a jewelry store, a law office, and new high-end Indian boutique stores opening soon, creating great synergy and consistent foot traffic. Surrounded by established commercial developments and key amenities, this bay is ideal for a variety of uses including retail, professional, medical, or office space. With flexible I-C zoning, premium construction, and a clean shell ready for customization, this property presents an exceptional opportunity for an owner-user or investor seeking long-term value in Calgary's dynamic northeast corridor.

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