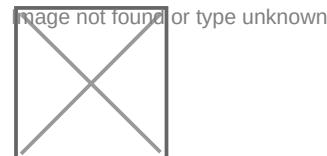


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2145, 4100 109 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
32788

MLS ID:
A2269489

\$723,000



 **SUKH BRAR**
 (403) 472-7200

 Royal LePage METRO
 403-400-0000

 2145, 4100 109 Avenue NE, Calgary , Alberta T3N 2G6

Transaction Type For Sale	Days On Market 12	Zoning I-C
Subdivision Stoney 3	Building Type Office Building,Retail,Shopping Centre,Strip Mall	Year Built 2023
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 2411809	Building Area (Sq. Ft.) 1319.00	Building Area (Sq. M.) 122.54
Inclusions N/A	Restrictions Condo/Strata Approval,Restrictive Covenant	Reports Building Plans,Floor Plans,Site Plans

An exceptional opportunity to own a brand-new retail bay in one of Calgary's fastest-growing commercial areas. Ideally located at 4100 109 Avenue NE, this modern space offers excellent visibility and easy access to major routes including Stoney Trail, Country Hills Boulevard, and Deerfoot Trail. Just minutes from the Calgary International Airport, the property benefits from strong exposure to both local and business traffic. Surrounded by new residential developments and established amenities, this location is ideal for a variety of uses including retail, professional, medical, or office space. With flexible I-C zoning and a clean shell ready for customization, this unit provides an outstanding opportunity for an owner-user or investor seeking long-term value in Calgary's dynamic northeast corridor.

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