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4231 109 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
34769


MLS ID:
A2299869

\$969,000



 **TALHA NIAZI**
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 4231 109 Avenue NE, Calgary , Alberta T3N 1A6

Transaction Type For Sale	Days On Market 59	Zoning I-G Industrial - General
Subdivision Stoney 3	Building Type Commercial Mix,Condo Complex	Year Built 2019
Structure Type Industrial	Property Type Commercial	Property Sub Type Warehouse
Legal Plan 2110349	Building Area (Sq. Ft.) 2800.00	Building Area (Sq. M.) 260.13
Footprint (Sq. Ft.) 1400	Roof Asphalt/Gravel	Inclusions as per the Leases
Restrictions Call Lister	Reports Appraisal,Building Plans,Call Lister	

Prime Investment Opportunity in Jackson Port – Fully Leased Commercial Condo An exceptional opportunity for investors and owner-users at 4231 109 Avenue NE , located in the highly sought-after Jackson Port business district in northeast Calgary. This strategically positioned commercial condo offers immediate access to key transportation corridors including Métis Trail, Country Hills Boulevard, 36 Street NE, Stoney Trail, and Deerfoot Trail, providing efficient connectivity across the city and region. Its close proximity to YYC Calgary International Airport further enhances its appeal for logistics, professional services, and light industrial users. The property is fully leased prior to possession, delivering immediate and stable income with a strong investment profile. The main floor features two private offices, a washroom, a functional kitchen, and a generously sized warehouse area. The second level is well configured with six private offices, a boardroom, an additional washroom, and a shared kitchen, offering flexibility for a wide range of commercial uses. Situated in one of Calgary’s fastest-growing commercial nodes, this asset presents a rare combination of location, income security, and functional design. Offered at \$969,000 with an attractive 9% cap rate, this turnkey investment is a compelling addition to any commercial real estate portfolio.

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