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1110, 4120 108 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
35084


MLS ID:
A2307200

\$982,800



 **ARSH SIDHU**
 (403) 430-0095

 Real Broker
 855-623-6900

 1110, 4120 108 Avenue NE, Calgary , Alberta T3N2B8

Transaction Type For Sale	Days On Market 1	Zoning I-G
Subdivision Stoney 3	Year Built 2025	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 2511353
Building Area (Sq. Ft.) 2184.00	Building Area (Sq. M.) 202.90	Inclusions NA
Restrictions None Known	Reports Call Lister	

Prime opportunity to own versatile industrial bays in the highly sought-after Jacksonport area of Calgary. Zoned IG (Industrial – General), these units allow for a wide range of permitted uses under City of Calgary bylaws—ideal for investors and owner-users alike. Each bay offers 23 ft clear height and 24 ft width, featuring a rear 12'x12' drive-in door for seamless access. Built for functionality, the units include 250 AMP power, two heaters, and a washroom rough-in—ready to accommodate various industrial and commercial operations. Flexible, efficient, and strategically located—these bays are designed to support your business growth.

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