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3130, 4100 109 AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
35472

MLS ID:
A2316014

\$35



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Coldwell Banker YAD Realty
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3130, 4100 109 Avenue NE, Calgary, Alberta T3N2J1

Transaction Type For Lease	Days On Market 8	Lease Amount 35.00
Lease Frequency Annually	Subdivision Stoney 3	Year Built 2022
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 1321.00	Building Area (Sq. M.) 122.72	Inclusions n/a
Restrictions None Known	Reports None	

Prime Retail Opportunity in Jackson Gate Plaza! Brand-new, never-occupied 1,320 SF (±) shell unit located at the prominent signalized intersection of 109 Avenue NE and Country Hills Boulevard. Situated in one of Jacksonport's premier commercial plazas, featuring one of the largest concentrations of franchise businesses in the area and benefiting from strong customer traffic and excellent visibility. This high-exposure location offers significant frontage, convenient access, and ample on-site parking. Zoned I-C, allowing a wide range of retail, office, medical, and service uses. Featuring modern construction, high ceilings, and a flexible layout ready for your custom build-out. Minutes from Stoney Trail and Calgary International Airport. An outstanding opportunity for owner-users and investors seeking long-term growth in a thriving commercial corridor.

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