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## 3110, 4250 109 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta

**Listing ID:**  
29631


**MLS ID:**  
A2199305

**\$995,000**



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

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 403-400-0000

 3110, 4250 109 Avenue NE, Calgary , Alberta T3N 1Z3

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 181	<b>Zoning</b> I-C
<b>Subdivision</b> Stoney 3	<b>Building Type</b> Commercial Mix,Condo Complex,Retail,Shopping Centre,Strip Mall	<b>Year Built</b> 2019
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 2011970	<b>Building Area (Sq. Ft.)</b> 1530.00	<b>Building Area (Sq. M.)</b> 142.14
<b>Inclusions</b> N/A	<b>Restrictions</b> Restrictive Covenant	<b>Reports</b> Condo/Strata Bylaws,Floor Plans,Site Plans

Amazing retail condo unit now available for purchase! Positioned in a high-visibility spot backing onto Country Hills, this prime location is ideal for a variety of businesses whether you're planning a retail shop, professional service, or other commercial venture. The open layout offers flexibility to tailor the space to your specific needs, while large windows bring in plenty of natural light and showcase your operation to passing traffic. Situated in a busy, rapidly growing area, this unit provides convenient access for both customers and employees, plus ample parking options. Don't miss out on this fantastic opportunity to secure a prominent storefront in one of the city's most sought-after corridors!

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