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## 2160, 4150 109 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
30889


**MLS ID:**  
A2228841

**\$32**



 **JIM LEE**  
 (403) 617-0438

 Century 21 Bravo Realty  
 403-250-2882

 2160, 4150 109 Avenue NE, Calgary , Alberta T3N 2B3

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 62	<b>Lease Amount</b> 32.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Stoney 3	<b>Year Built</b> 2021
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 1358.00	<b>Building Area (Sq. M.)</b> 126.16	<b>Inclusions</b> N/A
<b>Restrictions</b> Board Approval, Landlord Approval	<b>Reports</b> Call Lister	

Welcome to this opportunity to be a tenant at the very extremely busy and bustling Business Park area of Jacksonport! This brand new unit of 1,358SF is ready for a tenant to build this unit to their desired design buildout for their business at a reasonable market rent. With exposure and signage that is facing Country Hills Blvd with over tens of thousands of daily passing vehicles, this unit stands out! Current zoning of I-C allows for various Retail and Consumer services but not limited to various industrial uses. Landlord is negotiable and will to give inducements to the right tenant. Asking NET rent is \$32.00/SF and operating cost at \$15.00/SF

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