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## 2145, 4150 109 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
31511


**MLS ID:**  
A2243652

**\$679,900**



 **DEVANG JOSHI**  
 (403) 247-5178

 RE/MAX Real Estate (Mountain View)  
 403-247-5178

 2145, 4150 109 Avenue NE, Calgary , Alberta T3N 2B3

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 2
<b>Zoning</b> IC	<b>Subdivision</b> Stoney 3	<b>Building Type</b> Retail
<b>Year Built</b> 2023	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 2310696	<b>Building Area (Sq. Ft.)</b> 1313.00
<b>Building Area (Sq. M.)</b> 121.98	<b>Inclusions</b> N/A	<b>Restrictions</b> See Remarks
<b>Reports</b> Other Documents		

Take advantage of this rare opportunity to own a FULLY LEASED commercial retail bay in the highly desirable and fast-growing community of Jacksonport, NE Calgary. Strategically located with direct exposure to Country Hills Blvd, this high-visibility unit is leased under a long-term NNN lease, offering stable and predictable income for years to come. Positioned in a high-traffic plaza with ample surface parking, this centrally located bay offers exceptional frontage, making it ideal for long-term capital appreciation and tenant success. The unit includes both front and rear exterior access, adding extra flexibility and convenience for operations. Currently leased to a well-established sweetery and dessert business, this low-maintenance, income-producing asset is a PERFECT FIT for SAVVY INVESTORS seeking secure cash flow and future growth potential. Please do not disturb tenant – showings by appointment only. Contact your favorite commercial real estate agent today for more information.

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