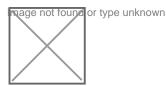


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

2145, 4150 109 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

31511

MLS ID: A2243652

\$679,900



△ DEVANG JOSHI

2 (403) 247-5178

□ RE/MAX Real Estate (Mountain View)

403-247-5178

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

Transaction Type

For Sale

Title

Days On Market

2

Zoning

IC

Subdivision

Fee Simple

Stoney 3

Building Type

Retail

Year Built

2023

Structure Type

Retail

Property Type Commercial

Property Sub Type

Retail

Legal Plan

2310696

Building Area (Sq. Ft.)

1313.00

Building Area (Sq. M.)

121.98

Inclusions

N/A

RestrictionsSee Remarks

Reports

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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