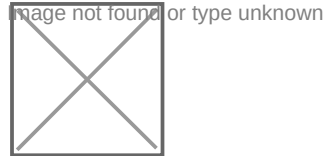


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

130, 4070 108 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
31623

MLS ID:
A2245988

\$34



 **AK CHHABRA**
 (587) 839-7653

 **eXp Realty**
 403-262-7653

 **130, 4070 108 Avenue NE, Calgary , Alberta T3J 4E3**

Transaction Type For Lease	Days On Market 41	Lease Amount 34.00
Lease Frequency Annually	Zoning I-C	Subdivision Stoney 3
Year Built 2022	Structure Type Five Plus	Property Type Commercial
Property Sub Type Retail	Legal Plan 2410104	Building Area (Sq. Ft.) 3200.00
Building Area (Sq. M.) 297.29	Inclusions None	Restrictions Easement Registered On Title,Utility Right Of Way
Reports Aerial Photos,Title		

Stake your claim in Calgary's booming northeast business hub with Unit 130 at 4070 108 Avenue NE—3,200 sqft unit inside the sought-after 3D Business Centre. Built in 2022 and zoned I-C, the bay seamlessly bridges retail flair with industrial muscle, welcoming everything from boutique showrooms, specialty food services and restaurants, to repair shops and other light manufacturing uses. An expansive storefront façade captures foot and drive-by traffic, while soaring clear heights invite mezzanine expansion for even more usable square footage. Ample on-site parking streamlines operations, and the site's quick access to Métis Trail, Stoney Trail, and Calgary International Airport places your business minutes from customers, suppliers, and distribution routes. Whether you're launching a new concept or scaling a thriving venture, this space delivers the flexibility, visibility, and future-proof growth potential today's entrepreneurs demand—lease the space where your next chapter unfolds. PLEASE NOTE : FRANCHISE OPPORTUNITIES COULD BE MADE AVAILABLE FOR THIS SPACE.

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