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130, 4070 108 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
31643


MLS ID:
A2245909

\$1,679,999



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

Transaction Type For Sale	Days On Market 2	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 Call Lister	

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—own the space where your next chapter unfolds. PLEASE NOTE : FRANCHISE OPPORTUNITIES COULD BE MADE AVAILABLE FOR THIS SPACE.

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