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1130, 4117 109 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
31878

MLS ID:
A2252396

\$1,013,000



 **PIPAN KUMAR**
 (403) 250-2882

 Century 21 Bravo Realty
 403-250-2882

 1130, 4117 109 Avenue NE, Calgary , Alberta T3N 2J1

Transaction Type

For Sale

Days On Market

23

Zoning

DC

Subdivision

Stoney 3

Year Built

2025

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

1811550

Building Area (Sq. Ft.)

1980.00

Building Area (Sq. M.)

183.95

Inclusions

N/A

Restrictions

Board Approval

Reports

Building Plans,Condo/Strata Bylaws

Excellent opportunity to own a versatile 1,980± sq. ft. bay with DC zoning. This unit offers approx. 24 ft. clear ceiling height and comes with a 50% built mezzanine structure (DP Approved) , providing additional functional space for office, storage, or showroom use. Also features a drive-in door. Zoning allows for a wide range of uses including cabinetry shop, print shop, healthcare services, office, fitness, or restaurant (subject to approvals). The open floor plan and mezzanine design make this bay ideal for both service-oriented and production-based businesses. *NO AUTOMOTIVE*

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