

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.

## 2160, 4150 109 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
32237


**MLS ID:**  
A2259003

**\$26**



 **DEVANG JOSHI**  
 (403) 401-9060

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

 2160, 4150 109 Avenue NE, Calgary , Alberta T3N 2B3

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 127
<b>Lease Amount</b> 26.00	<b>Lease Frequency</b> Annually	<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> Building Plans

Seize the opportunity to lease a retail space in the highly sought-after and rapidly expanding area of Jacksonport, NE. GREAT WALK IN LOCATION FOR OFFICE SET UP TOO WITH LOW \$26/SqFT rate. This UNIT WITH IC ZONING allowing FULL RETAIL USE. This is a prime location unit in the plaza with plenty of parking & it has great potential for your BUSINESS EXPOSURE FOR MARKETING PURPOSES. Unit COMES WITH Front & Rear EXTERIOR DOORS FOR CONVENIENCE. THE PLAZA HAS DIRECT ACCESS FROM SUPER BUSY COUNTRY HILLS BLVD TO GAIN MAXIMUM TRAFFIC FOR YOUR BUSINESS. The Plaza is completely sold-out w/ Lots of owner operator businesses like Grocery stores, Ethnic Restaurants, Fast Food franchises, Dine in/Take out restaurants, Accounting, lawyers, Doctor's clinic, pharmacy and immigration etc. The surrounding complexes are opened with many popular businesses makes it ideal for your business traffic. There Is No Exclusivity Here, So Your Unlimited Options Make It Ideal To Open The Business Of Your Choice. BUY OPTION IS ALSO AVAILABLE. Don't wait. Call your favorite commercial agent now.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.