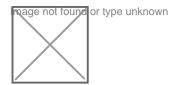


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1105 4120 108 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 32482

MLS ID: A2263841

\$25



- $\stackrel{\circ}{-}$ ARSH SIDHU
- **(403)** 430-0095
- Real Broker
- **855-623-6900**

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1105 4120 108 Avenue NE, Calgary , Alberta T3N2B8

Transaction Type

For Lease

Days On Market

Lease Amount

25.00

Lease Frequency

Annually

Subdivision Stoney 3 Year Built 2025

Structure Type

Retail

Property Type Commercial **Property Sub Type**

Industrial

Building Area (Sq. Ft.)

4144.00

Building Area (Sq. M.)

384.99

Inclusions

NA

Restrictions
Condo/Strata Approval

Reports Appraisal

Brand new 4,144 sq. ft. industrial bay available for lease in the highly sought-after Jacksonport Business District in northeast Calgary. This corner unit offers exceptional visibility, functionality, and access, making it ideal for a wide range of industrial and commercial uses permitted under IG (Industrial General) zoning by the City of Calgary. The unit features two large drive-in doors, providing convenient loading and operational efficiency, along with two make-up air units for enhanced ventilation and workspace comfort. The corner location allows for excellent exposure, natural light, and ease of access for staff and clients alike. Strategically situated in Jacksonport, the property offers excellent connectivity to Calgary International Airport, major transportation routes, and nearby commercial amenities. Its prime location and modern construction make it a strong fit for businesses in distribution, light manufacturing, automotive, or general industrial operations. This is a rare opportunity to lease a premium, newly constructed industrial bay in one of Calgary's fastest-growing commercial corridors. The unit is move-in ready and available immediately.

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