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## 1105 4120 108 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
32482


**MLS ID:**  
A2263841

**\$25**



 **ARSH SIDHU**  
 (403) 430-0095

 **Real Broker**  
 855-623-6900

 1105 4120 108 Avenue NE, Calgary , Alberta T3N2B8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 2	<b>Lease Amount</b> 25.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Stoney 3	<b>Year Built</b> 2025
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Building Area (Sq. Ft.)</b> 4144.00	<b>Building Area (Sq. M.)</b> 384.99	<b>Inclusions</b> NA
<b>Restrictions</b> Condo/Strata Approval	<b>Reports</b> 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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