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130, 4070 108 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID:

32594

MLS ID: A2265739

\$1,600,000



△ PIPAN KUMAR

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130, 4070 108 Avenue NE, Calgary, Alberta T3J 4E3

Transaction Type

For Sale

Zoning I-C Subdivision Stoney 3

Year Built

2025

Structure Type

Industrial

Legal Plan

2410104

N/A

Property Type Commercial

Property Sub Type

Retail

3200.00

Building Area (Sq. M.)

297.29

Inclusions

Restrictions
Board Approval

Building Area (Sq. Ft.)

Reports

Building Plans, Condo/Strata Bylaws

This versatile IC-zoned commercial bay offers approx. 3,200 sq ft of highly adaptable space ideal for a wide range of permitted uses, including medical/health services, food franchises, professional offices, and more. Located in a busy, well-established commercial complex with a family physician clinic already operating onsite, this is the perfect location for a pharmacy or complementary medical service provider. The flexible layout offers potential to demise the space into multiple units, allowing for owner-occupancy with rental income or full investment use. Run your own business while leasing out the remainder—or lease entirely for stable, long-term returns.

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