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130, 4070 108 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
32594

MLS ID:
A2265739

\$1,520,000



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

 Century 21 Bravo Realty
 403-250-2882

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

Transaction Type	Days On Market	Zoning
For Sale	82	I-C
Subdivision	Year Built	Structure Type
Stoney 3	2025	Industrial
Property Type	Property Sub Type	Legal Plan
Commercial	Retail	2410104
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
3200.00	297.29	N/A
Restrictions	Reports	
Board Approval	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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