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