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## 3170, 4100 109 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
32769

**MLS ID:**  
A2269279

**\$723,250**



 **PIPAN KUMAR**  
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 **Century 21 Bravo Realty**  
 403-250-2882

 **3170, 4100 109 Avenue , Calgary , Alberta T3N 2J1**

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	84	I-C
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
Stoney 1	2025	Retail
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Retail	2411809
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>
1315.00	122.17	N/A
<b>Restrictions</b>	<b>Reports</b>	
Board Approval	Building Plans, Condo/Strata Bylaws, Site Plans	

Brand-new ±1,315 sq. ft. retail bay for sale in Jackson Gates Plaza (2025). Excellent visibility with right-in/right-out access from Country Hills Blvd NE and exposure along 109 Ave NE. Ideal for dental, salon, medical, office, vape, or convenience use. Features a massive parking lot, modern design, and is adjacent to the future Stonegate residential/commercial development, offering strong long-term growth potential.

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