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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

**Transaction Type**

For Sale

**Days On Market**

84

**Zoning**

I-C

**Subdivision**

Stoney 1

**Year Built**

2025

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

**Legal Plan**

2411809

**Building Area (Sq. Ft.)**

1315.00

**Building Area (Sq. M.)**

122.17

**Inclusions**

N/A

**Restrictions**

Board Approval

**Reports**

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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