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**Regional Contact** 

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## 4135, 4250 109 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale

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Location Calgary, Alberta Listing ID: 32780

MLS ID: A2269213

\$699,000



**BOB DAMJI** 

(403) 608-0786

**833-776-7927** 

4135, 4250 109 Avenue NE, Calgary, Alberta T3N 1Z3

Transaction Type

Zoning

I-C

For Sale

2

**Building Type** 

**Days On Market** 

Year Built

Stoney 3

Subdivision

Condo Complex

Building Area (Sq. Ft.)

2019

Structure Type

Property Type

Property Sub Type
Business

Low Rise (2-4 stories)

Commercial

Building Area (Sq. M.)

Legal Plan 2011970

1258.00

116.87

Inclusions

Restrictions

Reports None

N/A None Known

Explore an exceptional investment opportunity with this well-maintained bay located in Port Plaza, a vibrant and highly sought-after commercial center known for its strong business presence and excellent location. The sale includes the building only, with the assumption of the existing tenant. Business assets are not included in the sale. The property provides immediate rental income and long-term stability, with the current rental rate at \$3,229.33 per month, plus \$15 per sq. ft. in operating costs. Port Plaza offers an unbeatable location with outstanding amenities and a variety of nearby businesses and office developments. The property benefits from excellent visibility and convenient access to Deerfoot Trail, Stoney Trail, and the Calgary International Airport. Don't miss this opportunity to secure a prime investment in one of Calgary's most dynamic commercial areas.

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