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## 4135, 4250 109 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
32780

**MLS ID:**  
A2269213

**\$699,000**



 **BOB DAMJI**  
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 PropZap Realty  
 833-776-7927

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

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	63	I-C
<b>Subdivision</b>	<b>Building Type</b>	<b>Year Built</b>
Stoney 3	Condo Complex	2019
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Low Rise (2-4 stories)	Commercial	Business
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
2011970	1258.00	116.87
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
N/A	None Known	None

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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