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Regional Contact

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2145, 4100 109 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale

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Location Calgary, Alberta Listing ID: 32788

MLS ID: A2269489

\$723,000



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2145, 4100 109 Avenue NE, Calgary , Alberta T3N 2G6

Transaction Type

For Sale

Days On Market

I-C

Zoning

Subdivision

Stoney 3

Building Type

Office Building, Retail, Shopping

Centre, Strip Mall

Year Built 2023

Structure Type

Retail

Property Type Commercial **Property Sub Type**

Retail

Legal Plan

2411809

Building Area (Sq. Ft.)

1319.00

Building Area (Sq. M.)

122.54

Inclusions

N/A

Restrictions

Condo/Strata Approval, Restrictive

Covenant

Reports

Building Plans, Floor Plans, Site Plans

An exceptional opportunity to own a brand-new retail bay in one of Calgary's fastest-growing commercial areas. Ideally located at 4100 109 Avenue NE, this modern space offers excellent visibility and easy access to major routes including Stoney Trail, Country Hills Boulevard, and Deerfoot Trail. Just minutes from the Calgary International Airport, the property benefits from strong exposure to both local and business traffic. Surrounded by new residential developments and established amenities, this location is ideal for a variety of uses including retail, professional, medical, or office space. With flexible I-C zoning and a clean shell ready for customization, this unit provides an outstanding opportunity for an owner-user or investor seeking long-term value in Calgary's dynamic northeast corridor.

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