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2145, 4100 109 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
32788

MLS ID:
A2269489

\$723,000



 **SUKH BRAR**
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 Royal LePage METRO
 403-400-0000

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

Transaction Type	Days On Market	Zoning
For Sale	63	I-C
Subdivision	Building Type	Year Built
Stoney 3	Office Building,Retail,Shopping Centre,Strip Mall	2023
Structure Type	Property Type	Property Sub Type
Retail	Commercial	Retail
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
2411809	1319.00	122.54
Inclusions	Restrictions	Reports
N/A	Condo/Strata Approval,Restrictive Covenant	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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