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## **1025, 4231 109 AVENUE NE FOR SALE**

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

32819

MLS ID: A2269860

\$699,786



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1025, 4231 109 Avenue NE, Calgary , Alberta T3N 2B1

**Transaction Type** 

For Sale

Title

Fee Simple

**Days On Market** 

Zoning I-G

Subdivision Stoney 3

**Building Type** 

Year Built

Structure Type

Condo Complex

2019

Industrial

Low Rise (2-4 stories)

**Property Type** Commercial

**Property Sub Type** 

Legal Plan

Building Area (Sq. Ft.)

2110349

1399.97

Building Area (Sq. M.)

Heating

Central, Natural Gas

Inclusions

N/A

130.06

Restrictions

Reports

None Known None

Excellent opportunity to own a commercial bay located at 4231 109 Avenue. This well-maintained unit offers great visibility, easy access, and ample parking in a busy commercial area. Perfect for a wide range of business uses or as an investment property. The bay can also be purchased together with a well-established pizza business currently operating from the premises—call the listing agent for full details. Offers over 7% cap rate with immediate rental income in place. Mezzanine is 100% approved and partially finished, with potential to build a second floor for additional space or income. High-traffic area surrounded by active businesses, ensuring steady exposure and long-term growth potential. Don't miss this rare opportunity in a prime location!

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