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3130, 4100 109 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
32829

MLS ID:
A2269908

\$37



 **ANDY BHALLA**
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 Coldwell Banker YAD Realty
 587-897-4141

 3130, 4100 109 Avenue NE, Calgary , Alberta t3n2j1

Transaction Type	Days On Market	Lease Amount
For Lease	62	37.00
Lease Frequency	Zoning	Subdivision
Annually	I-C	Stoney 3
Year Built	Structure Type	Property Type
2022	Retail	Commercial
Property Sub Type	Legal Plan	Building Area (Sq. Ft.)
Retail	2411809	1320.00
Building Area (Sq. M.)	Inclusions	Restrictions
122.63	N/A	None Known
Reports		
None		

Prime Retail Opportunity – 1,320 sq ft Shell Unit. Brand-new, never-occupied 1,320 sq ft (\pm) shell retail space in the high-growth Jackson Gate Plaza, located at the signalized corner of 109 Ave NE & Country Hills Blvd in Calgary's busy NE-commercial/flex corridor. Excellent visibility, significant frontage, right-in/right-out vehicle access and abundant on-site parking. Zoned I-C (Industrial-Commercial) allowing a wide range of retail, office, medical or service uses. Built 2022-25 with modern finishes and tall ceiling clearances. Minutes to Stoney Trail and Calgary International Airport, surrounded by established commercial, professional and retail tenants. Ideal for an owner-user or discerning investor seeking long-term growth in a dynamic trade-area.

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