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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

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

Prime Retail Opportunity – 1,320 sq ft Shell Unit. Brand-new, never-occupied 1,320 sq ft (±) 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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