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3130, 4100 109 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 32829

MLS ID: A2269908

\$37



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3130, 4100 109 Avenue NE, Calgary , Alberta t3n2j1

Transaction Type

For Lease

Days On Market

Year Built

1

Zoning

I-C

Subdivision Stoney 3

Property Type

Property Sub Type

Retail

2022

Structure Type

Retail

Commercial

Building Area (Sq. Ft.)

1320.00

Building Area (Sq. M.)

122.63

Legal Plan 2411809

Inclusions

N/A

RestrictionsNone Known

Reports 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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