

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 4231 109 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
33247

**MLS ID:**  
A2275056

**\$969,000**



 **TALHA NIAZI**  
 (587) 228-8203

 eXp Realty  
 403-262-7653

 4231 109 Avenue NE, Calgary , Alberta T3N 1A6

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> I-G Industrial - General
<b>Subdivision</b> Stoney 3	<b>Building Type</b> Commercial Mix,Condo Complex	<b>Year Built</b> 2019
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Warehouse
<b>Legal Plan</b> 2110349	<b>Building Area (Sq. Ft.)</b> 2800.00	<b>Building Area (Sq. M.)</b> 260.13
<b>Footprint (Sq. Ft.)</b> 1400	<b>Roof</b> Asphalt/Gravel	<b>Inclusions</b> as per the leases
<b>Restrictions</b> Call Lister	<b>Reports</b> Building Plans,Rent Roll	

Prime Investment Opportunity in Jackson Port – Fully Leased Commercial Condo An exceptional opportunity for investors and owner-users at 4231 109 Avenue NE , located in the highly sought-after Jackson Port business district in northeast Calgary. This strategically positioned commercial condo offers immediate access to key transportation corridors including Métis Trail, Country Hills Boulevard, 36 Street NE, Stoney Trail, and Deerfoot Trail, providing efficient connectivity across the city and region. Its close proximity to YYC Calgary International Airport further enhances its appeal for logistics, professional services, and light industrial users. The property is fully leased prior to possession, delivering immediate and stable income with a strong investment profile. The main floor features two private offices, a washroom, a functional kitchen, and a generously sized warehouse area. The second level is well configured with six private offices, a boardroom, an additional washroom, and a shared kitchen, offering flexibility for a wide range of commercial uses. Situated in one of Calgary's fastest-growing commercial nodes, this asset presents a rare combination of location, income security, and functional design. Offered at \$969,000 with an attractive 9% cap rate, this turnkey investment is a compelling addition to any commercial real estate portfolio.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.