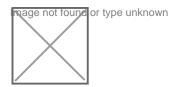


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

4231 109 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, 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

Transaction Type

For Sale

Days On Market

1

Zoning

I-G Industrial - General

Subdivision

Stoney 3

Building Type

Commercial Mix, Condo Complex

Year Built 2019

Structure Type

Industrial

Property Type Commercial **Property Sub Type**

Warehouse

Legal Plan

2110349

Building Area (Sq. Ft.)

2800.00

Building Area (Sq. M.)

260.13

Footprint (Sq. Ft.)

1400

Roof

Asphalt/Gravel

Inclusions as per the leases

Restrictions

Reports

Call Lister 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.

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