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## 3130, 4100 109 AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
34493

**MLS ID:**  
A2294938

**\$35**



 **ANDY BHALLA**  
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 3130, 4100 109 Avenue NE, Calgary , Alberta T3N2J1

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<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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