

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.

## 1105, 4120 108 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
35081


**MLS ID:**  
A2306833

**\$882,000**



 **ARSH SIDHU**  
 (403) 430-0095

 Real Broker  
 855-623-6900

 1105, 4120 108 Avenue NE, Calgary , Alberta T3N2B8

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> I-G	<b>Subdivision</b> Stoney 3	<b>Year Built</b> 2025
<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 2511353	<b>Building Area (Sq. Ft.)</b> 1960.00	<b>Building Area (Sq. M.)</b> 182.09
<b>Inclusions</b> NA	<b>Restrictions</b> None Known	<b>Reports</b> Title

Prime opportunity to own versatile industrial bays in the highly sought-after Jacksonport area of Calgary Zoned IG (Industrial – General), these units allow for a wide range of permitted uses under City of Calgary bylaws—ideal for investors and owner-users alike. Each bay offers 23 ft clear height and 24 ft width, featuring a rear 12'x12' drive-in door for seamless access. Built for functionality, the units include 250 AMP power, two heaters, and a washroom rough-in—ready to accommodate various industrial and commercial operations. Flexible, efficient, and strategically located—these bays are designed to support your business growth.

**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.