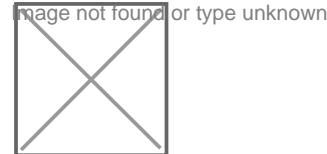


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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**

1105, 4120 108 Avenue NE For Sale

 **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> 61
<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.

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