

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.

## 3120, 4250 109 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
35203


**MLS ID:**  
A2310061

**\$869,900**



 **SUKH BRAR**  
 (403) 472-7200

 Royal LePage METRO  
 403-400-0000

 3120, 4250 109 Avenue NE, Calgary , Alberta T3N 1Z3

<b>Transaction Type</b> For Sale	<b>Zoning</b> I-C	<b>Subdivision</b> Stoney 3
<b>Year Built</b> 2019	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 2011970	<b>Building Area (Sq. Ft.)</b> 1529.99
<b>Building Area (Sq. M.)</b> 142.14	<b>Inclusions</b> N/A	<b>Restrictions</b> Board Approval,Restrictive Use Clause

#### Reports

Condo/Strata Bylaws,Floor Plans,Legal Description,Site Plans,Title

Prime Location for Any kind of retail business at the corner of Country Hills Blvd and Metis Trail NE. Project Name: The Port, Very busy plaza, space Available for Optician, Physiotherapy, Chiropractor, Massage, Respiratory Therapist, X-Ray, Medical Laboratory. Other established Business are there at The Port: Indian Restaurant, Indian Grocery Store, Day Care, Garcha Bros Meat, Top Touch Hair Salon, Cannabis, Liquor Store, Care inc. Pls feel free to call your favorite Realtor for more information.

**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.