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3130, 4100 109 AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
35330


MLS ID:
A2312546

\$35



 **ANDY BHALLA**
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 Coldwell Banker YAD Realty
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 3130, 4100 109 Avenue NE, Calgary , Alberta T3N2J1

Transaction Type For Lease	Days On Market 1	Lease Amount 35.00
Lease Frequency Annually	Zoning I-C	Subdivision Stoney 3
Year Built 2022	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 2411809	Building Area (Sq. Ft.) 1320.00
Building Area (Sq. M.) 122.63	Inclusions N/A	Restrictions None Known
Reports 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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