

\$35 - 2130 & 2135, 4058 109 Avenue Ne, Calgary

MLS® #A2179796

\$35

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Saddleridge Industrial, Calgary, Alberta

Prime Retail Space in the Highly Desirable & Rapidly Growing Jacksonport NE! Seize this incredible opportunity at the corner of Country Hills Blvd and 108 Ave. These units boast IC zoning, allowing for a wide range of retail and office uses. Enjoy maximum exposure for your business with potential visibility from Country Hills and the option to install eye-catching exterior signage for added marketing impact. This bustling area is home to a variety of owner-operated businesses, including ethnic restaurants, fast-food franchises, dine-in/take-out spots, and professional services like accounting, legal, and immigration firms. With popular businesses already thriving in the surrounding complexes, the foot traffic and business potential are unmatched. Best of all, no exclusivity restrictions mean limitless opportunities—making this space ideal for both business owners and investors. There are two bays available, each offering 1,300 sq. ft. of space. They can be leased individually or combined for a total of 2,600 sq. ft., providing flexibility to meet your business needs. Don't miss out! Call your trusted commercial agent today!

Built in 2022

Essential Information

| | |
|--------|----------|
| MLS® # | A2179796 |
| Price | \$35 |



| | |
|------------|------------|
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2022 |
| Type | Commercial |
| Sub-Type | Retail |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 2130 & 2135, 4058 109 Avenue Ne |
| Subdivision | Saddleridge Industrial |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3N 2B2 |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | November 18th, 2024 |
| Days on Market | 134 |
| Zoning | IC |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.