

3130, 4100 109 Avenue NE  
Calgary, Alberta

MLS # A2269908

## \$37 per sq.ft.

Division: Stoney 3

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,320 sq.ft.

Zoning: I-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Prime Retail Opportunity & 1,320 sq ft Shell Unit. Brand-new, never-occupied 1,320 sq ft (&plusmn;) 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.