

\$32 - 2160, 4150 109 Avenue Ne, Calgary

MLS® #A2228841

\$32

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

Welcome to this opportunity to be a tenant at the very extremely busy and bustling Business Park area of Jacksonport! This brand new unit of 1,358SF is ready for a tenant to build this unit to their desired design buildout for their business at a reasonable market rent. With exposure and signage that is facing Country Hills Blvd with over tens of thousands of daily passing vehicles, this unit stands out! Current zoning of I-C allows for various Retail and Consumer services but not limited to various industrial uses. Landlord is negotiable and will to give inducements to the right tenant. Asking NET rent is \$32.00/SF and operating cost at \$15.00/SF

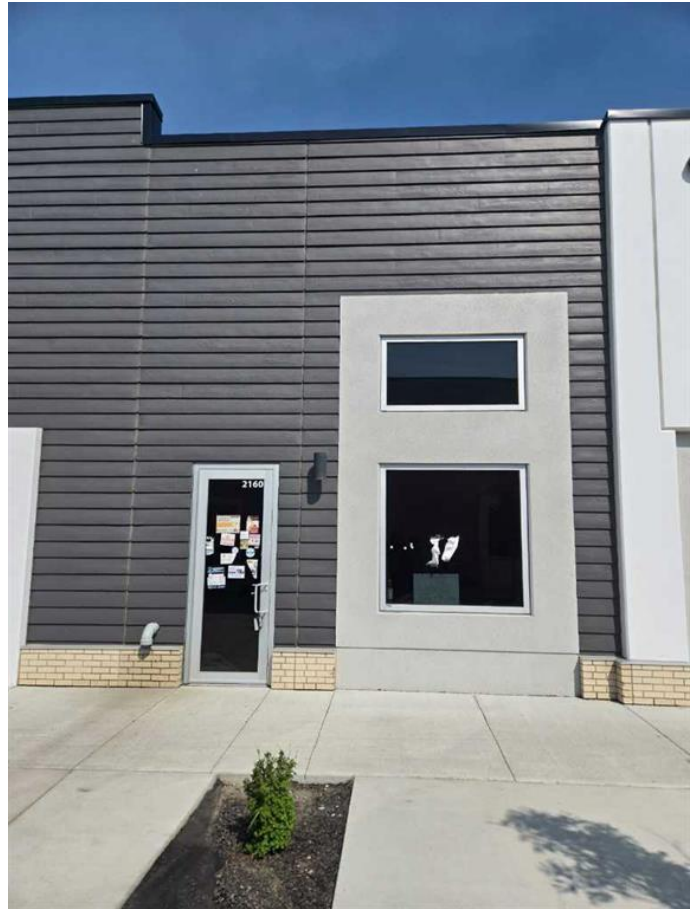
Built in 2021

Essential Information

MLS® #	A2228841
Price	\$32
Bathrooms	0.00
Acres	0.00
Year Built	2021
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	2160, 4150 109 Avenue Ne
Subdivision	Stoney 3



City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2B3

Additional Information

Date Listed	June 6th, 2025
Days on Market	30

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.