

# \$35 - 1135, 4058 109 Avenue Ne, Calgary

MLS® #A2149114

**\$35**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Saddleridge Industrial, Calgary, Alberta

Fantastic opportunity to lease your own retail space in the highly sought-after and rapidly growing Jacksonport NE area. This prime location offers units with IC Zoning, allowing for full retail and office use. Benefit from high exposure for marketing purposes, with the possibility of installing exterior signs for maximum visibility. This bustling area attracts a diverse range of businesses, including ethnic restaurants, fast food franchises, dine-in/take-out eateries, as well as professional services such as accounting, legal, and immigration offices. Surrounding complexes are already home to many popular businesses, ensuring a steady flow of potential customers to your doorstep. With no exclusivity constraints, the possibilities for your business are limitless, making it an ideal investment opportunity. Don't miss out on this chance to secure your spot in one of the most vibrant commercial hubs in Jacksonport NE. Contact your preferred commercial agent today to arrange a viewing and seize this opportunity!



Built in 2022

## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | A2149114 |
| Price     | \$35     |
| Bathrooms | 0.00     |
| Acres     | 0.00     |

|            |            |
|------------|------------|
| Year Built | 2022       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1135, 4058 109 Avenue Ne |
| Subdivision | Saddleridge Industrial   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3N 2B2                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 12th, 2024 |
| Days on Market | 340             |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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