

# \$724,900 - 3140, 4100 109 Avenue Ne, Calgary

MLS® #A2211369

**\$724,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.46 Acres

Stoney 3, Calgary, Alberta

WELCOME TO JACKSON GATES RETAIL PLAZA, the premier destination in Northeast Calgaryâ€™s fastest-growing commercial hub. The Crown Jewel of Jacksonport Business Park is complete and ready for your business or practice. YOUR OPPORTUNITY IS HERE NOW, BUT ACT QUICK before this incredible business location is gone forever. Hereâ€™s why you should seize this exceptional opportunity!:

**PRIME LOCATION & EXCEPTIONAL VALUE**  
Located at 4100 109 AV NE, Calgary, Jackson Gates is the only plaza in the 100-acre business park with DIRECT ACCESS from Country Hills Blvd NE, one of Calgary's busiest corridors. This prime positioning guarantees high visibility and easy access for customers.

## EXCEPTIONAL BUILD QUALITY

Our spaces feature premium materials for durability and aesthetic appeal, with 16-foot ceilings that provide spacious, versatile layouts tailored to your business needs.

## CONVENIENT DESIGN & ACCESS

Enjoy an easy-to-navigate parking layout with 97 stalls, ensuring seamless access for customers and clients.

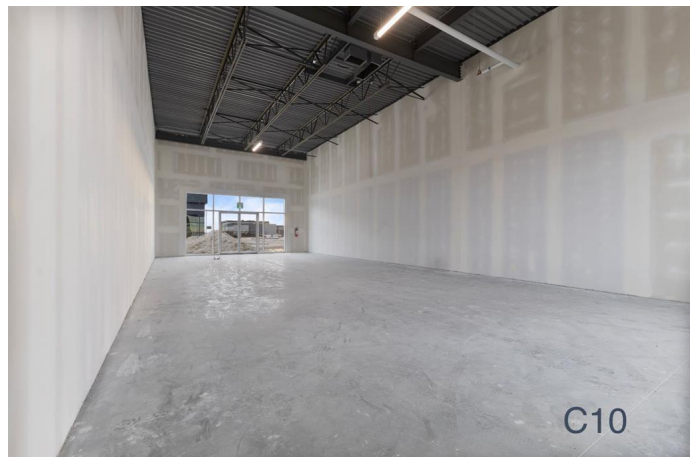
## EXCLUSIVE OPPORTUNITIES

Act fast! Only 4 coveted bays remain, each with prime signage visibility facing Country Hills Blvd. These strategic locations have been held back for discerning

businessesâ€™ donâ€™t miss your chance!

## UNMATCHED GROWTH POTENTIAL

The area is booming! With thousands of new



homes being built nearby and a projected population growth of over 53,000 residents in the next five years, you'll be perfectly positioned to tap into this expanding market, including vibrant communities like Sky Pointe, Skyview Ranch, Redstone, and Cornerstone. Perfect for Owners and Investors.

Whether you want to operate your business or secure a high-yield investment, purchasing a bay at Jackson Gates is a smart move in this thriving district.

#### MARKET INSIGHTS

With a population of approximately 103,448 within a 5 km radius and a daytime population of 83,138, the potential for customer engagement is immense. Lease rates start at just \$35 per square foot NNN, making it an attractive option for growth.

#### Versatile Uses

Jackson Gates accommodates various business types:

##### Group A2 (Assembly Uses)

Restaurants, cafes, food courts

Lounges and bars

##### Group D (Business and Professional Uses)

Offices (medical, dental, legal)

Financial institutions (banks)

Professional services (consulting)

##### Group E (Retail and Personal Services)

Retail stores (clothing, groceries)

Personal services (salons, spas)

Convenience stores

Pharmacies

Your Future Awaits at Jackson Gates!

Don't miss this incredible opportunity to establish your business at Jackson Gates. Its prime location, exceptional build quality, and growth potential make it perfect for owners and investors. Contact us today to learn more about securing your space in this vibrant commercial hub!

Built in 2024

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2211369   |
| Price      | \$724,900  |
| Bathrooms  | 0.00       |
| Acres      | 2.46       |
| Year Built | 2024       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3140, 4100 109 Avenue Ne |
| Subdivision | Stoney 3                 |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3N 2J1                  |

## Interior

|         |   |
|---------|---|
| Heating | Ceiling, Standard, Natural Gas, See Remarks |
| Cooling | Central Air                                 |

## Exterior

|            |          |
|------------|----------|
| Roof       | Membrane |
| Foundation | Slab     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 12th, 2025 |
| Days on Market | 119              |
| Zoning         | I-C              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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