

# \$618,000 - 1123, 4058 109 Avenue Ne, Calgary

MLS® #A2126787

**\$618,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Saddleridge Industrial, Calgary, Alberta

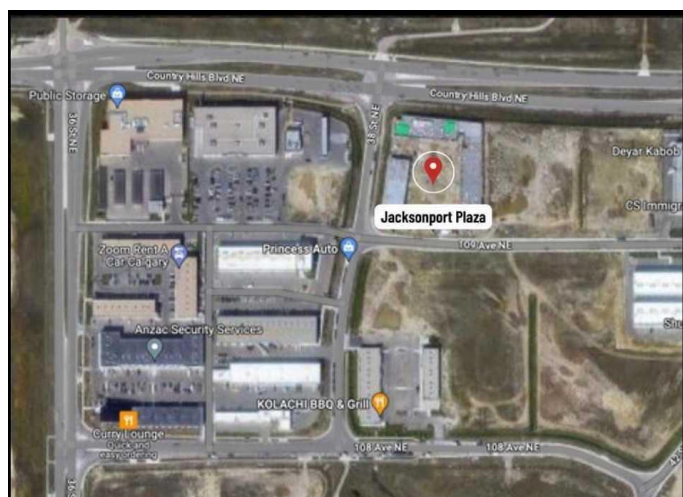
STOP PAYING RENT & WORRY FREE FROM FUTURE OF RENT HIKES...Own your own Retail space at HIGHLY DESIRABLE & RAPIDLY GROWING JACKSONPORT NE. This prime location at Corner of Country hill and 108 Ave Units with IC ZONING allowing Full RETAIL & OFFICE USE. HIGH EXPOSURE FOR MARKETING PURPOSES.

. For most possible exposure Exterior signs can be installed Possible Visibility from Country hill. Lots owner operator businesses like Ethnic Restaurants, Fast Food franchises, Dine in/Take out restaurants, Accounting, lawyers, immigration etc. The surrounding complexes are opened with many popular businesses makes it ideal for your business traffic. THERE IS NO EXCLUSIVITY HERE, SO YOUR UNLIMITED OPTIONS MAKE IT IDEAL FOR INVESTMENT. Don't wait. Call your favorite commercial agent now.

Built in 2022

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2126787   |
| Price      | \$618,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2022       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |



## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1123, 4058 109 Avenue Ne |
| Subdivision | Saddleridge Industrial   |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3N 2B3                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 27th, 2024 |
| Days on Market | 320              |
| Zoning         | IC               |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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