

# \$749,000 - 4120, 10830 42 Street Ne, Calgary

MLS® #A2204646

**\$749,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

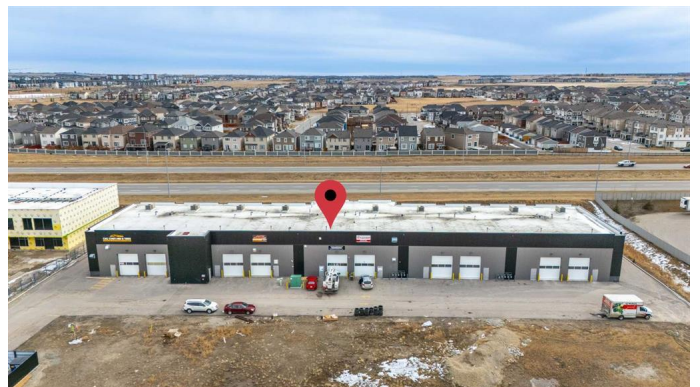
Seize this exceptional opportunity to establish your business in Alpine Industrial Park, a brand new development in the thriving Jacksonport area. This 1,997 sq. ft. industrial bay features 22 ft ceilings, large windows for natural light, a 12X14 Drive-In rear loading door, and 225 Amp electrical service, making it ideal for most businesses requirements. Built with energy efficient SIP panels, it ensures long term savings on energy costs.

Strategically located along Metis Trail, this bay offers maximum daily exposure with high traffic flow and excellent signage visibility. Zoned IG, it accommodates a variety of uses, including mechanic shops, car detailing, kitchen cabinet stores, and a variety of warehouse uses. With exceptional visibility, accessibility, and flexibility, this is the perfect space to grow your business—call today for more information!

Built in 2019

## Essential Information

MLS® #	A2204646
Price	\$749,000
Bathrooms	0.00
Acres	0.00
Year Built	2019
Type	Commercial
Sub-Type	Mixed Use
Status	Active



## Community Information

Address	4120, 10830 42 Street Ne
Subdivision	Stoney 3
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N2A4

## Additional Information

Date Listed	March 21st, 2025
Days on Market	30
Zoning	I-G

## Listing Details

Listing Office	RE/MAX Complete 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.