

\$634,900 - 4135, 4250 109 Avenue Ne, Calgary

MLS® #A2228186

\$634,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

Discover a remarkable investment opportunity offering a well-maintained bay to acquire a bay featuring a secure 5-year lease. The property is strategically situated in Port Plaza, a thriving commercial hub known for its bustling activity and stunning location.

The buyer will assume the existing tenant with a 5-year lease in place, providing immediate rental income. Additionally, the lease includes an option for another 5 years, offering the potential for extended rental stability. The current rent stands at \$3,229.33 per month, with an additional \$15 per sq ft for operating costs.

Port Plaza is renowned for its prime location, excellent amenities, with a variety of surrounding businesses and office buildings nearby. This property enjoys excellent visibility and accessibility, being just minutes away from Deerfoot Trail, Stoney Trail and the Calgary International Airport. Don't miss out on the chance to capitalize on this prime business opportunity.

Built in 2019

Essential Information

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|------------|-----------|
| MLS® # | A2228186 |
| Price | \$634,900 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2019 |



| | |
|----------|------------|
| Type | Commercial |
| Sub-Type | Business |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 4135, 4250 109 Avenue Ne |
| Subdivision | Stoney 3 |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3N 1Z3 |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 5th, 2025 |
| Days on Market | 23 |
| Zoning | I-C |

Listing Details

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|----------------|----------------|
| Listing Office | PropZap Realty |
|----------------|----------------|

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