

# \$32 - 2160, 4150 109 Avenue Ne, Calgary

MLS® #A2228841

**\$32**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

Welcome to this opportunity to be a tenant at the very extremely busy and bustling Business Park area of Jacksonport! This brand new unit of 1,358SF is ready for a tenant to build this unit to their desired design buildout for their business at a reasonable market rent. With exposure and signage that is facing Country Hills Blvd with over tens of thousands of daily passing vehicles, this unit stands out! Current zoning of I-C allows for various Retail and Consumer services but not limited to various industrial uses. Landlord is negotiable and will to give inducements to the right tenant. Asking NET rent is \$32.00/SF and operating cost at \$15.00/SF

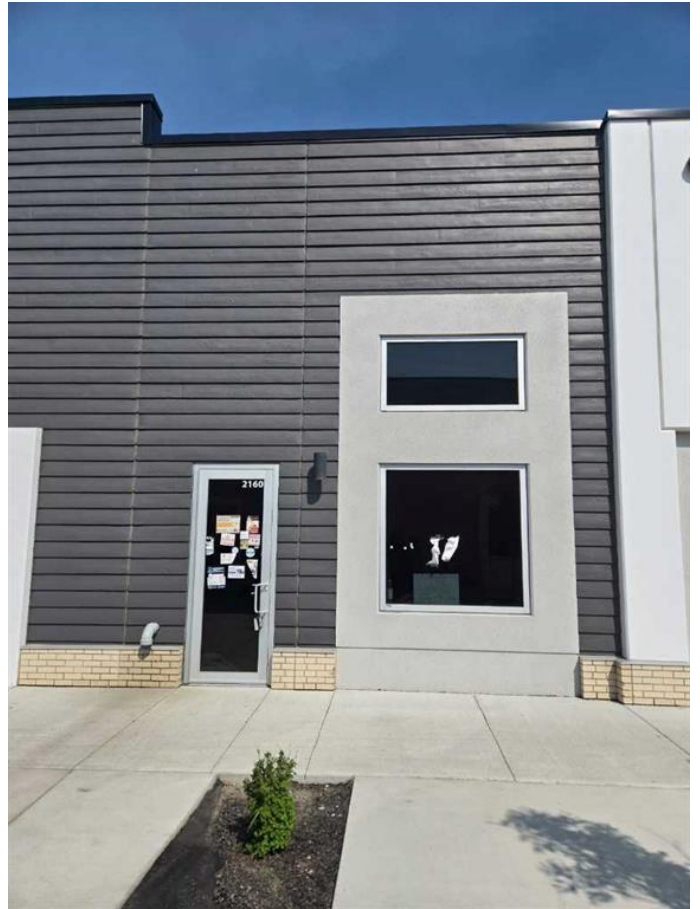
Built in 2021

## Essential Information

MLS® #	A2228841
Price	\$32
Bathrooms	0.00
Acres	0.00
Year Built	2021
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	2160, 4150 109 Avenue Ne
Subdivision	Stoney 3



City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2B3

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	23

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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