

# \$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.

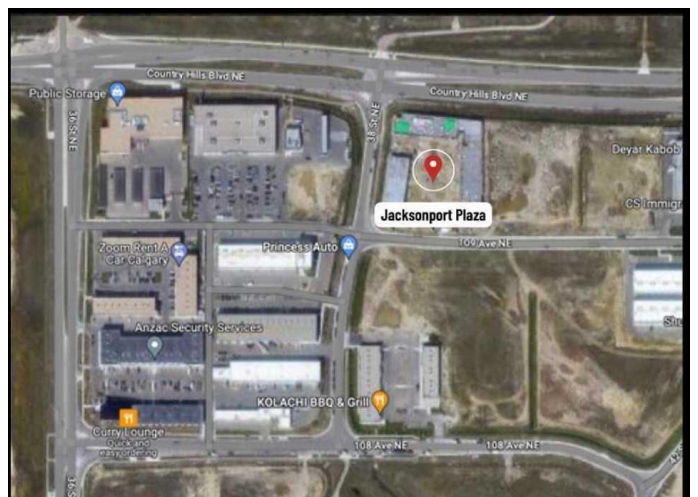
This prime location at Corner of Country hill  
and 108 Ave Units with IC ZONING allowing  
Full RETAIL & OFFICE USE. HIGH  
EXPOSURE FOR MARKETING PURPOSES.

. 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. Donâ€™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 | 357              |
| Zoning         | IC               |

**Listing Details**

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

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