



## 4058 109 Avenue Calgary Alberta

\$690,000

Seize the opportunity to invest in or own your own retail space in the highly sought-after and rapidly expanding area of Jacksonport, NE. BUY FOR POSITIVE CASH FLOW INVESTMENT OR STOP PAYING RENT & WORRY FREE FROM FUTURE OF RENT HIKES. This CENTRALLY LOCATED UNIT WITH IC ZONING allowing FULL RETAIL USE. This is a prime location unit in the plaza with plenty of parking & it has great potential for your BUSINESS EXPOSURE FOR MARKETING PURPOSES. Unit COMES WITH Front & Rear EXTERIOR DOORS FOR CONVENIENCE . The Plaza is completely sold-out w/ Lots of owner operator businesses like Ethnic Restaurants, Fast Food franchises, Dine in/Take out restaurants, Accounting, lawyers, Doctor's clinic, pharmacy and 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. Long term Leasing option is also available. Don't wait. Call your favorite commercial agent (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage METRO

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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