



## 4100 109 Avenue Calgary Alberta

\$725,000

WELCOME TO JACKSON GATES RETAIL PLAZA, the premier destination in Northeast Calgary's fastest-growing commercial hub. The Crown Jewel of Jacksonport Business Park is complete and ready for your business or practice. YOUR OPPORTUNITY IS HERE NOW, BUT ACT QUICK before this incredible business location is gone forever. Here's why you should seize this exceptional opportunity!:PRIME LOCATION & EXCEPTIONAL VALUE Located at 4100 109 AV NE, Calgary, Jackson Gates is the only plaza in the 100-acre business park with DIRECT ACCESS from Country Hills Blvd NE, one of Calgary's busiest corridors. This prime positioning guarantees high visibility and easy access for customers.EXCEPTIONAL BUILD QUALITYOur spaces feature premium materials for durability and aesthetic appeal, with 16-foot ceilings that provide spacious, versatile layouts tailored to your business needs.CONVENIENT DESIGN & ACCESEnjoy an easy-to-navigate parking layout with 97 stalls, ensuring seamless access for customers and clients.EXCLUSIVE OPPORTUNITIESAct fast! Only 4 coveted bays remain, each with prime signage visibility facing Country Hills Blvd. These strategic locations have been held back for discerning businesses--don't miss your chance! UNMATCHED GROWTH POTENTIAL The area is booming! With thousands of new homes being built nearby and a projected population growth of over 53,000 residents in the next five years, you'll be perfectly positioned to tap into this expanding market, including vibrant communities like Sky Pointe, Skyview Ranch, Redstone, and Cornerstone. Perfect for Owners and Investors.Whether you want to operate your business or secure a high-yield investment, purchasing a bay at Jackson Gates is a smart move in this thriving district.MARKET INSIGHTS With a population of approximately 103,448 within a 5 km radius and a daytime population of 83,138, the potential for customer engagement is ...

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