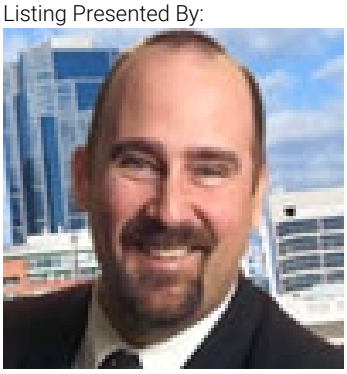


4070108 AVENUE Calgary Alberta

$1,100,000

Versatile 2,000 Sq. Ft. Commercial-Industrial Bay at 3D Business CentreExcellent opportunity to own a Front Facing approximately 2,000 sq. ft. (+/-) at 3D Business Centre, 4070 108 Avenue NE, strategically located in Calgary's growing Northeast commercial and industrial corridor with convenient access to Stoney Trail and major surrounding routes.The property features I-C (Industrial - Commercial) zoning, offering excellent flexibility for a wide variety of potential businesses. Possible uses may include health care and medical services, veterinary services, professional offices, appliance and furniture repair, cabinet or lighting showrooms, food service or restaurant concepts, and other approved commercial or light-industrial uses.A unique feature of this unit is its three separate access points, providing added convenience and flexibility for different business layouts. The bay includes a main entrance, a rear exit/access door, and an additional side entrance connecting to the common area. This setup can be particularly useful for businesses looking to separate customer, staff, or operational access.Whether you're looking to open a new business, relocate an existing operation, or purchase a commercial property for investment, this unit provides the versatility to customize the space around your specific requirements.With its flexible zoning, multiple access points, strategic Northeast Calgary location, and proximity to Stoney Trail, this property presents an excellent opportunity for a wide range of commercial users and investors. (id:6769)

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