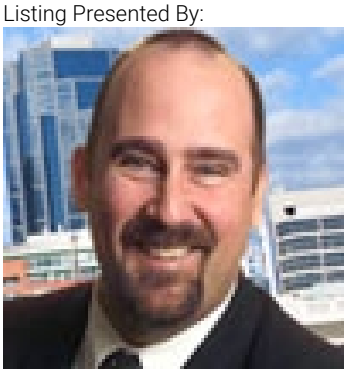


4117 109 Avenue Calgary Alberta

$1,690,000

Unlock the potential of this brand-new, high-exposure main floor corner bay strategically positioned in Calgary's booming Northeast industrial and commercial hub. Nestled in the Jacksonport district right off Country Hills Boulevard and Metis Trail NE, this premium 4,000 sq. ft. space offers unbeatable visibility, high traffic counts, and effortless logistics with close proximity to the YYC Calgary International Airport.Thanks to its highly versatile Direct Control (DC) zoning, this premium corner unit is exceptionally well-suited for a Hookah Lounge/Bar, Banquet Hall, Medical Clinic, Pharmacy, Restaurant, or Boutique Fitness Studio, alongside traditional clean light industrial operations. Designed with ultimate flexibility in mind, the space features dual entry potential and can easily be demised into two separate 2,000 sq. ft. units, making it an exceptional opportunity for an owner-user looking to occupy one side and lease the other, or an investor seeking dual income streams. (id:6769)

Listing Presented By:



Originally Listed by:
Century 21 Bravo Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca