



## 4150 109 Avenue Calgary Alberta

\$675,000

This spacious 1264 sq ft retail bay is perfectly positioned in one of the most accessible locations on Country Hills Blvd NE, offering seamless in-and-out access for customers and clients. Ideal for a variety of businesses, this vibrant and versatile space welcomes tenants from an array of industries. Flexible Business Possibilities Include: Retail & Specialty Shops: Outdoor Gear Store: Showcase a range of camping, hiking, and cycling gear to meet demand in an area with active residents. Vintage Furniture Boutique: Offer a curated selection of restored or vintage furniture pieces for home decor enthusiasts. Electronics & Gadget Store: Focus on unique or high-demand gadgets, from drones to smart home devices, appealing to tech-savvy customers. Restaurants & Cafes: Coffee & Pastry Cafe: A cozy spot for morning coffee and fresh pastries, attracting neighborhood patrons and passersby. Frozen Yogurt or Smoothie Bar: A health-focused dessert option, perfect for customers seeking a quick, refreshing treat. Gourmet Sandwich Shop: A quick-service eatery specializing in fresh sandwiches, salads, and wraps for lunch crowds and take-out orders. Professional & Office Spaces: Real Estate Brokerage: A client-friendly office space for consultations, listings, and property viewings. Accounting or Tax Office: Provide accounting, tax preparation, or financial advising in a high-traffic, easily accessible location. Insurance Agency: An office for local insurance agents offering consultations and policy services for clients. Health & Wellness: Dental Clinic: Provide comprehensive dental care, from cleanings to orthodontics, in a convenient location. Massage Therapy Studio: Cater to clients looking for relaxation or therapeutic massages in a calming, accessible space. Acupuncture & Wellness Center: Specialize in acupuncture, cupping, or herbal treatments for holistic health care. Beauty...

Listing Presented By:



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Real Broker

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