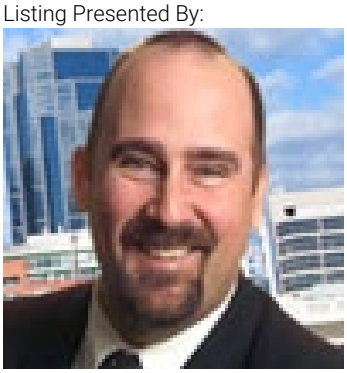


4250 109 Avenue Calgary Alberta

$749,900

SALE IS FOR A VACANT 1529 SQFT RETAIL BAY Don't miss this exceptional opportunity to own a high-exposure retail condo in one of the area's most rapidly developing commercial corridors. Perfectly positioned with prominent visibility backing onto Country Hills, this unit offers an unbeatable location for entrepreneurs and established businesses alike. Whether you're envisioning a vibrant retail storefront, a boutique service provider, a medical or wellness practice, or a professional office, this versatile space is designed to accommodate a wide range of commercial uses.Inside, the open-concept layout provides a blank canvas with the flexibility to configure the interior exactly to your operational needs. High ceilings and expansive front windows allow natural light to pour in throughout the day, creating a bright, inviting environment for customers and staff. These large display windows not only elevate the interior atmosphere but also serve as an invaluable marketing asset, showcasing your business to the steady stream of vehicle and foot traffic passing by.The unit is located in a busy, high-growth community surrounded by established neighbourhoods, new residential developments, and other thriving commercial amenities. This strategic placement ensures consistent visibility and easy access for your clientele. Ample surface parking and convenient entry points make visits hassle-free, while the surrounding mix of businesses helps drive cross-traffic and expands your potential customer base.With its combination of location, exposure, flexibility, and accessibility, this retail condo is an outstanding opportunity for any business looking to elevate its presence in a dynamic and fast-growing area. Act now to secure a space that offers long-term value and exceptional potential for future growth. (id:6769)

Listing Presented By:



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RE/MAX Realty Professionals

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