

# \$690,000 - 1113, 4058 109 Avenue Ne, Calgary

MLS® #A2170439

**\$690,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

Seize the opportunity to invest in or own your own retail space in the highly sought-after and rapidly expanding area of Jacksonport, NE. BUY FOR POSITIVE CASH FLOW INVESTMENT OR STOP PAYING RENT & WORRY FREE FROM FUTURE OF RENT HIKES. This CENTRALLY LOCATED UNIT WITH IC ZONING allowing FULL RETAIL USE. This is a prime location unit in the plaza with plenty of parking & it has great potential for your BUSINESS EXPOSURE FOR MARKETING PURPOSES. Unit COMES WITH Front & Rear EXTERIOR DOORS FOR CONVENIENCE . The Plaza is completely sold-out w/ Lots of owner operator businesses like Ethnic Restaurants, Fast Food franchises, Dine in/Take out restaurants, Accounting, lawyers, Doctorâ€™s clinic, pharmacy and immigration etc. The surrounding complexes are opened with many popular businesses makes it ideal for your business traffic. THERE IS NO EXCLUSIVITY HERE, SO YOUR UNLIMITED OPTIONS MAKE IT IDEAL FOR INVESTMENT. Long term Leasing option is also available. Donâ€™t wait. Call your favorite commercial agent

Built in 2021

## Essential Information

MLS® #	A2170439
Price	\$690,000



Sold Price	\$674,700
Bathrooms	0.00
Acres	0.00
Year Built	2021
Type	Commercial
Sub-Type	Retail
Status	Sold

### Community Information

Address	1113, 4058 109 Avenue Ne
Subdivision	Stoney 3
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5M1

### Additional Information

Date Listed	October 3rd, 2024
Date Sold	October 25th, 2024
Days on Market	22
Zoning	I-C
HOA Fees	0.00

### Listing Details

Listing Office	Royal LePage METRO
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