



**GRASSROOTS**  
REALTY GROUP

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**2140, 4150 109 Avenue NE**  
**Calgary, Alberta**

**MLS # A2214243**



**\$599,900**

**Division:** Stoney 3

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,355 sq.ft.

**Zoning:** I-C

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N / A

VENDOR FINANCING AVAILABLE | NO MORE RENTS! | BE A LANDLORD | Own your Retail space at HIGHLY DESIRABLE & RAPIDLY GROWING JACKSONPORT NE. AVAILABLE FOR LEASE @30/SQ FT plus OP COST. This prime location at Corner of Country Hills & Metis Trail with access from Country Hills Blvd. Zoning allows Full RETAIL & OFFICE USE. AVAILABLE FOR LEASE OR SALE. This Shopping Complex covers neighborhoods of City Scape, Redstone, Skyview & Savannah NE. We are excited to offer you a 1355 SQFT unit for sale in this amazing development. Professionally managed and maintained by the condo board, this newly constructed space offers an abundance of parking for all visitors and customers. With a prime location in the heart of NE Calgary, this unit is ideal for a variety of uses such as RESTAURANT | MEDICAL CLINIC | PIZZA | LAW OR ACCOUNTANT OFFICE | JEWELLERY | GROCERY | VET CLINIC | ICECREAM PARLOUR | NAIL & HAIR SALOON | PHARMACY and many more. The unit is in shell condition, providing you with the opportunity to customize it according to your specific needs and requirements. Whether you are looking to start a new business or expand an existing one, this space offers endless possibilities. Take advantage of this rare opportunity to be a part of one of the best selling communities in Calgary. Don't miss out on this chance to make your mark in this vibrant and thriving neighborhood. Contact us OR your favorite realtor today to schedule a viewing and see for yourself why JACKSONPORT is the perfect place for your business to thrive.