



GRASSROOTS
REALTY GROUP

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2145, 4150 109 Avenue NE
Calgary, Alberta

MLS # A2243652



\$679,900

Division: Stoney 3

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,313 sq.ft.

Zoning: IC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Take advantage of this rare opportunity to own a FULLY LEASED commercial retail bay in the highly desirable and fast-growing community of Jacksonport, NE Calgary. Strategically located with direct exposure to Country Hills Blvd, this high-visibility unit is leased under a long-term NNN lease, offering stable and predictable income for years to come. Positioned in a high-traffic plaza with ample surface parking, this centrally located bay offers exceptional frontage, making it ideal for long-term capital appreciation and tenant success. The unit includes both front and rear exterior access, adding extra flexibility and convenience for operations. Currently leased to a well-established sweetery and dessert business, this low-maintenance, income-producing asset is a PERFECT FIT for SAVVY INVESTORS seeking secure cash flow and future growth potential. Please do not disturb tenant – showings by appointment only. Contact your favorite commercial real estate agent today for more information.