



**GRASSROOTS**  
REALTY GROUP

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245,240,235, 10960 42 Street NE  
Calgary, Alberta

MLS # A2303555



**\$2,490,000**

Division: Stoney 3

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Jacksonport Square

Bus. Name: -

Size: 4,500 sq.ft.

Zoning: I-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: ASK AGENT

Prime fully leased investment opportunity located in the heart of Northeast Calgary's established Jacksonport commercial hub. This offering consists of three contiguous commercial bays being sold together, providing a multi-tenant income stream with stable in-place tenancy. The property features approximately 4,500 sq.ft. of main floor space, complemented by additional upper-level/mezzanine areas in two of the three bays, accommodating four office spaces. The layout supports a flexible mix of industrial and office use, making it highly functional for a range of small commercial and light industrial tenants. Key building features include 14 ft overhead drive-in doors, 22 ft clear ceiling height, grade-level loading, multiple washrooms, and a kitchen area. The configuration allows for efficient operations and diversified tenant use, enhancing long-term income stability. Strategically positioned in Jacksonport Square, the property benefits from excellent exposure and accessibility, with convenient connections to Stoney Trail and Metis Trail NE Calgary, and proximity to Calgary International Airport. The area is characterized by strong industrial demand, limited small-bay supply, and continued commercial growth.