



**GRASSROOTS**

REALTY GROUP

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1110, 4120 108 Avenue NE  
Calgary, Alberta

MLS # A2307200



**\$982,800**

Division: Stoney 3

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,184 sq.ft.

Zoning: I-G

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: NA

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Prime opportunity to own versatile industrial bays in the highly sought-after Jacksonport area of Calgary. Zoned IG (Industrial & General), these units allow for a wide range of permitted uses under City of Calgary bylaws—ideal for investors and owner-users alike. Each bay offers 23 ft clear height and 24 ft width, featuring a rear “drive-in” door for seamless access. Built for functionality, the units include 250 AMP power, two heaters, and a washroom rough-in—ready to accommodate various industrial and commercial operations. Flexible, efficient, and strategically located—these bays are designed to support your business growth.