



**GRASSROOTS**  
REALTY GROUP

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3130, 4100 109 Avenue NE  
Calgary, Alberta

MLS # A2316014

**\$5,390 per month**



Division: Stoney 3

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,321 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Prime Retail Opportunity in Jackson Gate Plaza! Brand-new, never-occupied 1,320 SF (&plusmn;) shell unit located at the prominent signalized intersection of 109 Avenue NE and Country Hills Boulevard. Situated in one of Jacksonport's premier commercial plazas, featuring one of the largest concentrations of franchise businesses in the area and benefiting from strong customer traffic and excellent visibility. This high-exposure location offers significant frontage, convenient access, and ample on-site parking. Zoned I-C, allowing a wide range of retail, office, medical, and service uses. Featuring modern construction, high ceilings, and a flexible layout ready for your custom build-out. Minutes from Stoney Trail and Calgary International Airport. An outstanding opportunity for owner-users and investors seeking long-term growth in a thriving commercial corridor.