



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1110, 4117 109 Avenue NE
Calgary, Alberta

MLS # A2325235



\$1,897,625

Division:	Stoney 3
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,995 sq.ft.
Zoning:	DC

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Unlock the potential of this brand-new, high-exposure main floor corner bay strategically positioned in Calgary's booming Northeast industrial and commercial hub. Nestled in the Jacksonport district right off Country Hills Boulevard and Metis Trail NE, this premium 4,000 sq. ft. space offers unbeatable visibility, high traffic counts, and effortless logistics with close proximity to the YYC Calgary International Airport. Thanks to its highly versatile Direct Control (DC) zoning, this premium corner unit is exceptionally well-suited for a Hookah Lounge/Bar, Banquet Hall, Medical Clinic, Pharmacy, Restaurant, or Boutique Fitness Studio, alongside traditional clean light industrial operations. Designed with ultimate flexibility in mind, the space features dual entry potential and can easily be demised into two separate 2,000 sq. ft. units, making it an exceptional opportunity for an owner-user looking to occupy one side and lease the other, or an investor seeking dual income streams.