



GRASSROOTS
REALTY GROUP

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1210, 4117 109 Avenue NE
Calgary, Alberta

MLS # A2325241



\$1,398,250

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

Elevate your business profile with this premium, brand-new second-floor office space located in the highly sought-after Jacksonport commercial hub. Boasting a commanding corner position, this expansive unit features massive wrap-around windows that flood the workspace with natural light while offering stunning, unobstructed views of the Downtown Calgary skyline and the Rocky Mountains. Backed by a highly flexible Direct Control (DC) zoning profile, this premium second-floor space is exceptionally well-suited for Corporate Head Offices, Accounting or Legal Firms, Tech Hubs, Engineering Consultants, Real Estate Brokerages, or Private Executive Medical/Wellness Clinics looking for an upscale, accessible environment. Designed with ultimate architectural flexibility, the footprint can be utilized as a full 4,000 sq. ft. floor plate or seamlessly demised into two separate 2,000 sq. ft. office units, each maintaining independent access, excellent natural light, and breathtaking panoramic views.