



GRASSROOTS
REALTY GROUP

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2010, 4231 104 Avenue NE
Calgary, Alberta

MLS # A2326441

\$795,900

Division: Stoney 3

Type: Warehouse

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,800 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Secure a premium investment in the thriving Jacksonport commercial district with this fully leased commercial condo, offering immediate rental income and excellent long-term potential. Ideally situated at 4231 109 Avenue NE, the property enjoys outstanding access to major transportation routes including Métis Trail, Country Hills Boulevard, 36 Street NE, Stoney Trail, and Deerfoot Trail. Its convenient location near Calgary International Airport makes it well suited for a variety of professional, industrial, and business operations. Designed for functionality and flexibility, the main level features a spacious warehouse area. The upper floor includes Four well-appointed offices, a boardroom, washroom, Reception area and a shared kitchen, providing an efficient layout for a wide range of commercial tenants. Located in one of northeast Calgary's most active and rapidly expanding business parks, this turnkey property offers a strong combination of location, quality improvements, and dependable cash flow.