



GRASSROOTS
REALTY GROUP

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2125, 4100 109 Avenue NE
Calgary, Alberta

MLS # A2346043



\$35 per sq.ft.

Division: Stoney 3

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,320 sq.ft.

Zoning: I-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Excellent opportunity to lease a brand-new, never-occupied commercial condo offering approximately 1,320 sq. ft. of versatile space along Country Hills Blvd. Located in a modern commercial development with excellent exposure and convenient access, this unit benefits from strong drive-by visibility and a professional exterior that is ideal for establishing a prominent business presence. The flexible I-C (Industrial & Commercial) zoning allows for a variety of potential uses, including retail, medical or wellness services, professional offices, and other service-oriented businesses. The open, unfinished layout provides a blank canvas for tenants to customize the space to suit their specific operational needs. Please note that daycare facilities, restaurants, and churches or religious assembly uses are not permitted under the applicable zoning and condominium guidelines. Situated in a growing commercial corridor with easy access for both customers and employees, this space offers an excellent opportunity for businesses looking for a high-visibility location. Book your private showing today.