

# \$618,000 - 1123, 4058 109 Avenue Ne, Calgary

MLS® #A2126787

**\$618,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Saddleridge Industrial, Calgary, Alberta

STOP PAYING RENT & WORRY FREE  
FROM FUTURE OF RENT HIKES...Own your  
own Retail space at HIGHLY DESIRABLE &  
RAPIDLY GROWING JACKSONPORT NE.

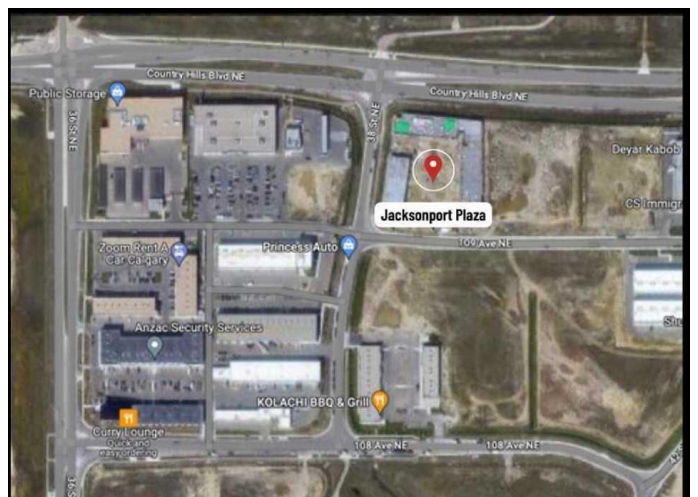
This prime location at Corner of Country hill  
and 108 Ave Units with IC ZONING allowing  
Full RETAIL & OFFICE USE. HIGH  
EXPOSURE FOR MARKETING PURPOSES.

. For most possible exposure Exterior signs  
can be installed Possible Visibility from  
Country hill. Lots owner operator businesses  
like Ethnic Restaurants, Fast Food franchises,  
Dine in/Take out restaurants, Accounting,  
lawyers, immigration etc. The surrounding  
complexes are opened with many popular  
businesses makes it ideal for your business  
traffic. THERE IS NO EXCLUSIVITY HERE,  
SO YOUR UNLIMITED OPTIONS MAKE IT  
IDEAL FOR INVESTMENT. Donâ€™t wait.  
Call your favorite commercial agent now.

Built in 2022

## Essential Information

MLS® #	A2126787
Price	\$618,000
Bathrooms	0.00
Acres	0.00
Year Built	2022
Type	Commercial
Sub-Type	Industrial
Status	Active



**Community Information**

Address	1123, 4058 109 Avenue Ne
Subdivision	Saddleridge Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2B3

**Additional Information**

Date Listed	April 27th, 2024
Days on Market	396
Zoning	IC

**Listing Details**

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.