

\$679,900 - 2145, 4150 109 Avenue Ne, Calgary

MLS® #A2243652

\$679,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

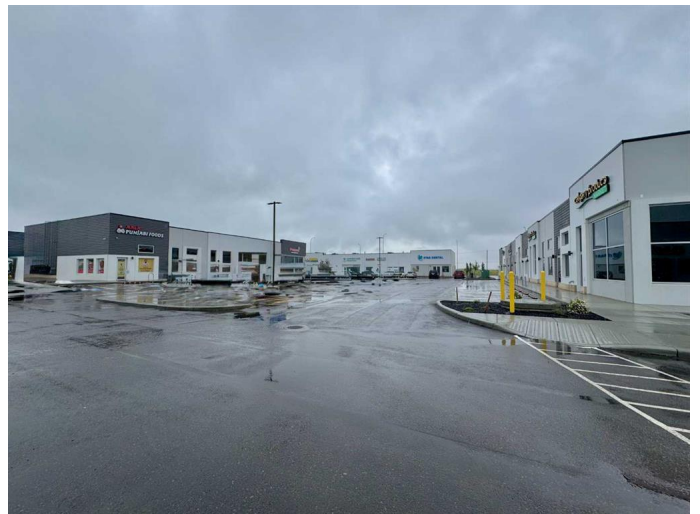
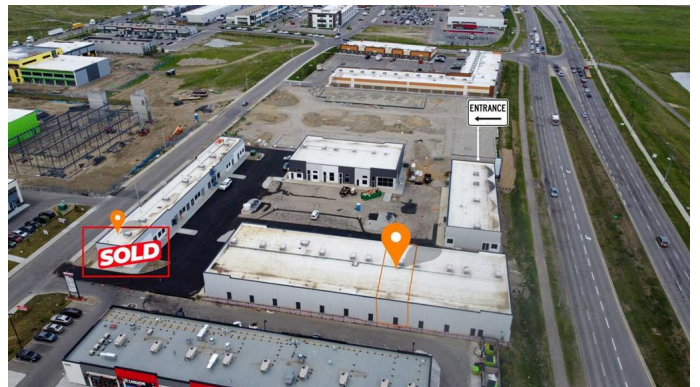
Stoney 3, Calgary, Alberta

Take advantage of this rare opportunity to own a FULLY LEASED commercial retail bay in the highly desirable and fast-growing community of Jacksonport, NE Calgary. Strategically located with direct exposure to Country Hills Blvd, this high-visibility unit is leased under a long-term NNN lease, offering stable and predictable income for years to come. Positioned in a high-traffic plaza with ample surface parking, this centrally located bay offers exceptional frontage, making it ideal for long-term capital appreciation and tenant success. The unit includes both front and rear exterior access, adding extra flexibility and convenience for operations. Currently leased to a well-established sweetery and dessert business, this low-maintenance, income-producing asset is a PERFECT FIT for SAVVY INVESTORS seeking secure cash flow and future growth potential. Please do not disturb tenant – showings by appointment only. Contact your favorite commercial real estate agent today for more information.

Built in 2023

Essential Information

MLS® #	A2243652
Price	\$679,900
Bathrooms	0.00
Acres	0.00
Year Built	2023



Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	2145, 4150 109 Avenue Ne
Subdivision	Stoney 3
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2B3

Additional Information

Date Listed	July 28th, 2025
Days on Market	37
Zoning	IC

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

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.