



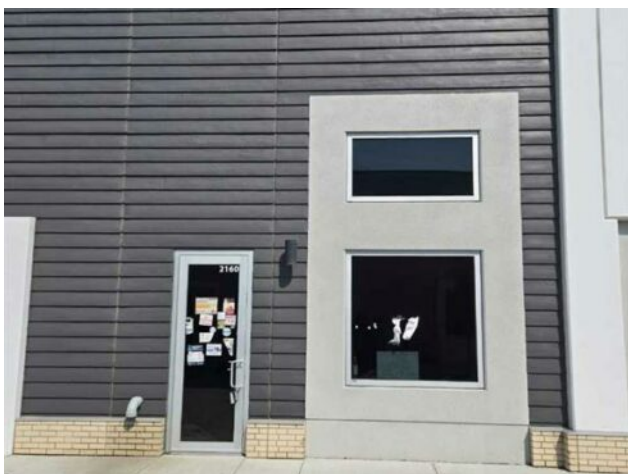
GRASSROOTS
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

2160, 4150 109 Avenue NE
Calgary, Alberta

MLS # A2228841



\$32 per sq.ft.

Division: Stoney 3

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,358 sq.ft.

Zoning: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Welcome to this opportunity to be a tenant at the very extremely busy and bustling Business Park area of Jacksonport! This brand new unit of 1,358SF is ready for a tenant to build this unit to their desired design buildout for their business at a reasonable market rent. With exposure and signage that is facing Country Hills Blvd with over tens of thousands of daily passing vehicles, this unit stands out! Current zoning of I-C allows for various Retail and Consumer services but not limited to various industrial uses. Landlord is negotiable and will to give inducements to the right tenant. Asking NET rent is \$32.00/SF and operating cost at \$15.00/SF