



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

2135, 4150 109 Avenue NE  
Calgary, Alberta

MLS # A2239444



**\$599,900**

Division: Stoney 3

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,312 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

Incredible Location | Access from Country Hills Blvd NE | Quick Connection to Metis & Stoney Trail | Approx 1,265 SqFt | Retail Bay | Great Frontage | Ample Parking | I-C Zoning with Ample Business Allowances | High Traffic Retail Plaza. Don't miss out on this incredible opportunity for your business! This property is located with direct access from Country Hills Blvd NE in a bustling retail plaza with well established businesses. I-C Zoning provides you with a plethora of options approved by the City; I-C is an industrial designation that allows light industrial and limited small-scale commercial uses that are compatible with adjacent industrial areas. Non-industrial uses that are allowed may include retail, personal service uses, automotive uses, entertainment, professional offices and instructional uses. The rear access door provides easy access for staff use and product delivery. Hurry and secure this great retail space today!