



GRASSROOTS
REALTY GROUP

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1160, 4117 109 Avenue NE
Calgary, Alberta

MLS # A2239981



\$970,000

Division: Stoney 3

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,980 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

A rare opportunity awaits at Jacksonport Hub- Ground Floor Unit Available, located at 4117 109 Ave NE — offering approximately 1,980 square feet of adaptable industrial commercial space! Unit already has a mezzanine installed which is valued at \$50,000. Situated in a prime business hub, on one of the busiest streets in Jacksonport. This well-crafted bay is designed to meet your business's needs. With the current zoning, you'll have access to a variety of potential uses, such as a building supply centre, pet care services, print centre, fitness studio, health care services, cabinet manufacturing, retail and consumer services, specialty food stores, and much more. Additionally, the oversized warehouse door makes shipping and receiving inventory easy and efficient. Last unit remaining!! This sought-after unit won't last long in this premier location.