



**GRASSROOTS**  
REALTY GROUP

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

1110, 4117 109 Avenue NE  
Calgary, Alberta

MLS # A2253481



**\$1,900,000**

Division: Stoney 3

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,000 sq.ft.

Zoning: DC

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

An exceptional opportunity to secure a high-exposure corner unit in a brand new, 2025-built commercial development. This main floor bay offers approximately 4,000 sq/ft of premium space, perfectly suited for medical, pharmacy, physiotherapy, dental, or other health care-related businesses.