



GRASSROOTS
REALTY GROUP

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

**130, 4070 108 Avenue NE
Calgary, Alberta**

MLS # A2265739

\$1,520,000

Division: Stoney 3

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,200 sq.ft.

Zoning: I-C

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

This versatile IC-zoned commercial bay offers approx. 3,200 sq ft of highly adaptable space ideal for a wide range of permitted uses, including medical/health services, food franchises, professional offices, and more. Located in a busy, well-established commercial complex with a family physician clinic already operating onsite, this is the perfect location for a pharmacy or complementary medical service provider. The flexible layout offers potential to demise the space into multiple units, allowing for owner-occupancy with rental income or full investment use. Run your own business while leasing out the remainder—or lease entirely for stable, long-term returns.