



**GRASSROOTS**  
REALTY GROUP

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**2150, 4250 109 Avenue NE  
Calgary, Alberta**

**MLS # A2266250**

**\$1,450,000**



**Division:** Stoney 3

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,700 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

**\*\$100,000 PRICE REDUCTION!\* Seize this RARE chance to own or lease a premium retail bay with a DRIVE-THRU DRIVE-THRU DRIVE-THRU , located at the busy intersection of Country Hills Blvd NE and Metis Trail. This 2700 &plusmn; square feet retail space offers unbeatable exposure and accessibility in one of Northeast Calgary's most dynamic commercial corridors. Drive-thru bays in this area are an exceptionally rare find, making this an opportunity you don't want to miss.**