



**4135, 4250 109 Avenue NE  
Calgary, Alberta**

**MLS # A2269213**



**\$685,000**

**Division:** Stoney 3

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,258 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

Explore an exceptional investment opportunity with this well-maintained bay located in Port Plaza, a vibrant and highly sought-after commercial center known for its strong business presence and excellent location. The sale includes the building only, with the assumption of the existing tenant. Business assets are not included in the sale. The property provides immediate rental income and long-term stability, with the current rental rate at \$3,229.33 per month, plus \$15 per sq. ft. in operating costs. Port Plaza offers an unbeatable location with outstanding amenities and a variety of nearby businesses and office developments. The property benefits from excellent visibility and convenient access to Deerfoot Trail, Stoney Trail, and the Calgary International Airport. Don't miss this opportunity to secure a prime investment in one of Calgary's most dynamic commercial areas.