



**GRASSROOTS**  
REALTY GROUP

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1123, 4058 109 Avenue NE  
Calgary, Alberta

MLS # A2270420



**\$629,900**

Division: Stoney 3

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,200 sq.ft.

Zoning: IC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

Discover this brand new, never-occupied 1200 sq. ft. retail bay available in the highly sought-after Jacksonport NE area. Perfectly suited for a wide range of business uses &mdash; from retail to professional offices &mdash; this space offers flexibility and modern functionality to meet your commercial needs. Featuring IC (Industrial Commercial) zoning, this unit allows for a variety of business operations, providing excellent exposure and accessibility in one of northeast Calgary's fastest-growing commercial hubs. The bay includes high ceilings, large front windows for natural light and signage visibility, and ample customer parking. Whether you're launching a new venture or expanding your business footprint, this brand-new unit offers an ideal space in a vibrant and convenient location.