

**2160, 4150 109 Avenue NE**  
**Calgary, Alberta**

**MLS # A2273605**



**\$599,900**

**Division:** Stoney 3

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,313 sq.ft.

**Zoning:** IC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Seize the opportunity to BUY a retail space in the highly sought-after and rapidly expanding area of Jacksonport, NE. GREAT WALK IN LOCATION FOR OFFICE SET UP.. This UNIT WITH IC ZONING allowing FULL RETAIL USE. This is a prime location unit in the plaza with plenty of parking & it has great potential for your BUSINESS EXPOSURE FOR MARKETING PURPOSES. Unit COMES WITH Front & Rear EXTERIOR DOORS FOR CONVENIENCE. THE PLAZA HAS DIRECT ACCESS FROM SUPER BUSY COUNTRY HILLS BLVD TO GAIN MAXIMUM TRAFFIC FOR YOUR BUSINESS. The Plaza is completely sold-out w/ Lots of owner operator businesses like Grocery stores, Ethnic Restaurants, Fast Food franchises, Dine in/Take out restaurants, Accounting, lawyers, Doctor's clinic, pharmacy and immigration etc. The surrounding complexes are open with many popular businesses, making it ideal for your business traffic. There Is No Exclusivity Here, So Your Unlimited Options Make It Ideal To Open The Business Of Your Choice. LEASE OPTION IS ALSO AVAILABLE. Don't wait. Call your favorite commercial agent now.