

\$970,000 - 1160, 4117 109 Avenue Ne, Calgary

MLS® #A2239981

\$970,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

A rare opportunity awaits at Jacksonport Hub-Ground Floor Unit Available, located at 4117 109 Ave NE offering approximately 1,980 square feet of adaptable industrial commercial space! Unit already has a mezzanine installed which is valued at \$50,000. Situated in a prime business hub, on one of the busiest streets in Jacksonport. This well-crafted bay is designed to meet your business's needs. With the current zoning, you'll have access to a variety of potential uses, such as a building supply centre, pet care services, print centre, fitness studio, health care services, cabinet manufacturing, retail and consumer services, specialty food stores, and much more. Additionally, the oversized warehouse door makes shipping and receiving inventory easy and efficient. Last unit remaining!! This sought-after unit won't last long in this premier location.

Built in 2024

Essential Information

MLS® #	A2239981
Price	\$970,000
Bathrooms	0.00
Acres	0.00
Year Built	2024
Type	Commercial
Sub-Type	Industrial
Status	Active



Community Information

Address	1160, 4117 109 Avenue Ne
Subdivision	Stoney 3
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2J1

Additional Information

Date Listed	August 2nd, 2025
Days on Market	89
Zoning	DC

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.