

# \$35 - 2130 & 2135, 4058 109 Avenue Ne, Calgary

MLS® #A2179796

**\$35**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Saddleridge Industrial, Calgary, Alberta

Prime Retail Space in the Highly Desirable & Rapidly Growing Jacksonport NE! Seize this incredible opportunity at the corner of Country Hills Blvd and 108 Ave. These units boast IC zoning, allowing for a wide range of retail and office uses. Enjoy maximum exposure for your business with potential visibility from Country Hills and the option to install eye-catching exterior signage for added marketing impact. This bustling area is home to a variety of owner-operated businesses, including ethnic restaurants, fast-food franchises, dine-in/take-out spots, and professional services like accounting, legal, and immigration firms. With popular businesses already thriving in the surrounding complexes, the foot traffic and business potential are unmatched. Best of all, no exclusivity restrictions mean limitless opportunities—making this space ideal for both business owners and investors. There are two bays available, each offering 1,300 sq. ft. of space. They can be leased individually or combined for a total of 2,600 sq. ft., providing flexibility to meet your business needs. Don't miss out! Call your trusted commercial agent today!

Built in 2022

## Essential Information

MLS® #	A2179796
Price	\$35



Bathrooms	0.00
Acres	0.00
Year Built	2022
Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	2130 & 2135, 4058 109 Avenue Ne
Subdivision	Saddleridge Industrial
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2B2

### Additional Information

Date Listed	November 18th, 2024
Days on Market	151
Zoning	IC

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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