

# \$679,900 - 2145, 4150 109 Avenue Ne, Calgary

MLS® #A2243652

**\$679,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

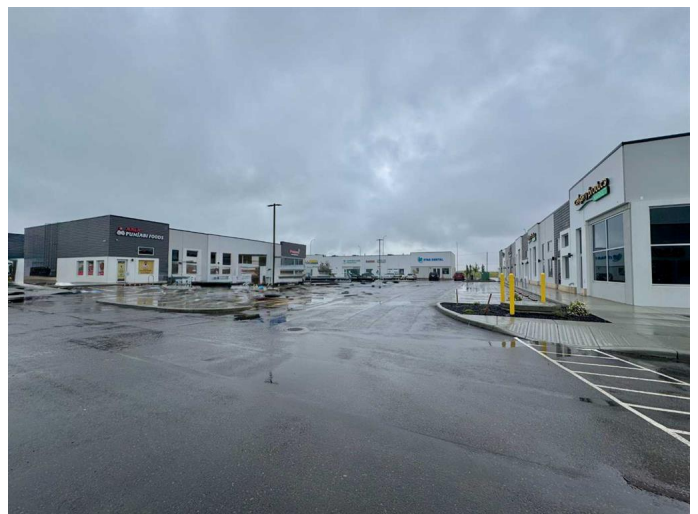
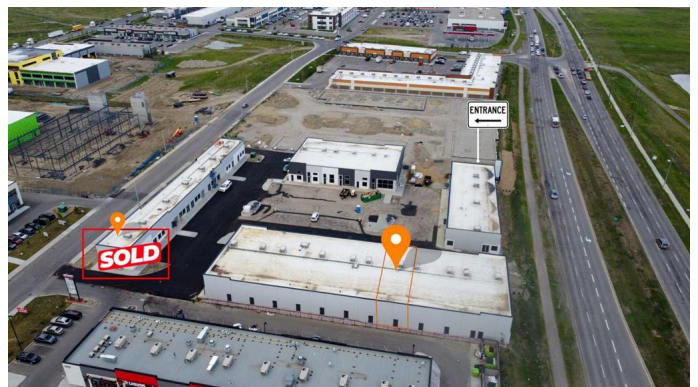
Stoney 3, Calgary, Alberta

Take advantage of this rare opportunity to own a FULLY LEASED commercial retail bay in the highly desirable and fast-growing community of Jacksonport, NE Calgary. Strategically located with direct exposure to Country Hills Blvd, this high-visibility unit is leased under a long-term NNN lease, offering stable and predictable income for years to come. Positioned in a high-traffic plaza with ample surface parking, this centrally located bay offers exceptional frontage, making it ideal for long-term capital appreciation and tenant success. The unit includes both front and rear exterior access, adding extra flexibility and convenience for operations. Currently leased to a well-established sweetery and dessert business, this low-maintenance, income-producing asset is a PERFECT FIT for SAVVY INVESTORS seeking secure cash flow and future growth potential. Please do not disturb tenant – showings by appointment only. Contact your favorite commercial real estate agent today for more information.

Built in 2023

## Essential Information

MLS® #	A2243652
Price	\$679,900
Bathrooms	0.00
Acres	0.00
Year Built	2023



Type	Commercial
Sub-Type	Retail
Status	Active

### Community Information

Address	2145, 4150 109 Avenue Ne
Subdivision	Stoney 3
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2B3

### Additional Information

Date Listed	July 28th, 2025
Days on Market	2
Zoning	IC

### Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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