

**4231 109 Avenue NE
Calgary, Alberta**

MLS # A2275056



\$969,000

Division: Stoney 3

Type: Warehouse

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,800 sq.ft.

Zoning: I-G Industrial - General

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt/Gravel

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: as per the leases

Prime Investment Opportunity in Jackson Port & Fully Leased Commercial Condo An exceptional opportunity for investors and owner-users at 4231 109 Avenue NE , located in the highly sought-after Jackson Port business district in northeast Calgary. This strategically positioned commercial condo offers immediate access to key transportation corridors including Metis Trail, Country Hills Boulevard, 36 Street NE, Stoney Trail, and Deerfoot Trail, providing efficient connectivity across the city and region. Its close proximity to YYC Calgary International Airport further enhances its appeal for logistics, professional services, and light industrial users. The property is fully leased prior to possession, delivering immediate and stable income with a strong investment profile. The main floor features two private offices, a washroom, a functional kitchen, and a generously sized warehouse area. The second level is well configured with six private offices, a boardroom, an additional washroom, and a shared kitchen, offering flexibility for a wide range of commercial uses. Situated in one of Calgary's fastest-growing commercial nodes, this asset presents a rare combination of location, income security, and functional design. Offered at \$969,000 with an attractive 9% cap rate, this turnkey investment is a compelling addition to any commercial real estate portfolio.