

**1015, 4231 109 Avenue NE  
Calgary, Alberta**

**MLS # A2186661**



**\$849,900**

**Division:** Stoney 3

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,780 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

This prime commercial property offers a unique investment opportunity, combining stable cash flow with long-term tenants. It can be rented to multiple tenants, offering a diversified income stream. It is located in a high-traffic area that continues to see business growth, making it a perfect choice for investors seeking steady income. The property is currently rented for \$7,650 per month.