

\$699,786 - 1025, 4231 109 Avenue Ne, Calgary

MLS® #A2269860

\$699,786

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

Excellent opportunity to own a commercial bay located at 4231 109 Avenue. This well-maintained unit offers great visibility, easy access, and ample parking in a busy commercial area. Perfect for a wide range of business uses or as an investment property. The bay can also be purchased together with a well-established pizza business currently operating from the premises—call the listing agent for full details.

Offers over 7% cap rate with immediate rental income in place. Mezzanine is 100% approved and partially finished, with potential to build a second floor for additional space or income. High-traffic area surrounded by active businesses, ensuring steady exposure and long-term growth potential. Don't miss this rare opportunity in a prime location!

Built in 2019

Essential Information

MLS® #	A2269860
Price	\$699,786
Bathrooms	0.00
Acres	0.00
Year Built	2019
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information



Address	1025, 4231 109 Avenue Ne
Subdivision	Stoney 3
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3N 2B1

Interior

Heating	Central, Natural Gas
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Additional Information

Date Listed	November 8th, 2025
Zoning	I-G

Listing Details

Listing Office	Century 21 Bravo Realty
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