

\$37 - 3130, 4100 109 Avenue Ne, Calgary

MLS® #A2269908

\$37

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

Prime Retail Opportunity â€“ 1,320 sq ft Shell Unit.

Brand-new, never-occupied 1,320 sq ft (Â±) shell retail space in the high-growth Jackson Gate Plaza, located at the signalized corner of 109 Ave NE & Country Hills Blvd in Calgaryâ€™s busy NE-commercial/flex corridor. Excellent visibility, significant frontage, right-in/right-out vehicle access and abundant on-site parking. Zoned I-C (Industrial-Commercial) allowing a wide range of retail, office, medical or service uses. Built 2022-25 with modern finishes and tall ceiling clearances. Minutes to Stoney Trail and Calgary International Airport, surrounded by established commercial, professional and retail tenants. Ideal for an owner-user or discerning investor seeking long-term growth in a dynamic trade-area.

Built in 2022

Essential Information

MLS® #	A2269908
Price	\$37
Bathrooms	0.00
Acres	0.00
Year Built	2022
Type	Commercial
Sub-Type	Retail
Status	Active



Community Information

Address	3130, 4100 109 Avenue Ne
Subdivision	Stoney 3
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3n2j1

Additional Information

Date Listed	November 9th, 2025
Days on Market	2
Zoning	I-C

Listing Details

Listing Office	Coldwell Banker YAD Realty
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