

# Retail Bay For Sale

## 4120, 4150 - 109 Avenue NE

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### Rethinking Commercial Real Estate

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<b>Zoning:</b>	<b>Industrial Commercial (I-C)</b>
<b>Subdivision:</b>	Stoney 3
<b>Size:</b>	1,357± Square Feet
<b>Ceiling Height:</b>	18'
<b>Year Built:</b>	2021
<b>Condo Fees:</b>	\$ 1,165.42 (2025)
<b>Property Tax:</b>	\$12,282.00 (2024)
<b>Asking Price:</b>	\$849,000.00

- **Prime Location:** Professionally developed retail condo bay in a high-traffic area of Jacksonport Point, offering excellent exposure with direct access from County Hills Blvd, and proximity to Deerfoot Trail NE.
- **Turnkey Opportunity:** Currently operating as a stylish salon, this unit is move-in ready, ideal for investors or business owners seeking a quick start-up.
- **Versatile Space:** Features a large storefront window, providing abundant natural light, and is suitable for a wide range of uses, including salons, medical or wellness clinics, boutique retail, or professional offices.
- **Strong Investment:** Surrounded by established businesses in one of NE Calgary's fastest-growing commercial sectors, this is a solid opportunity for significant growth.

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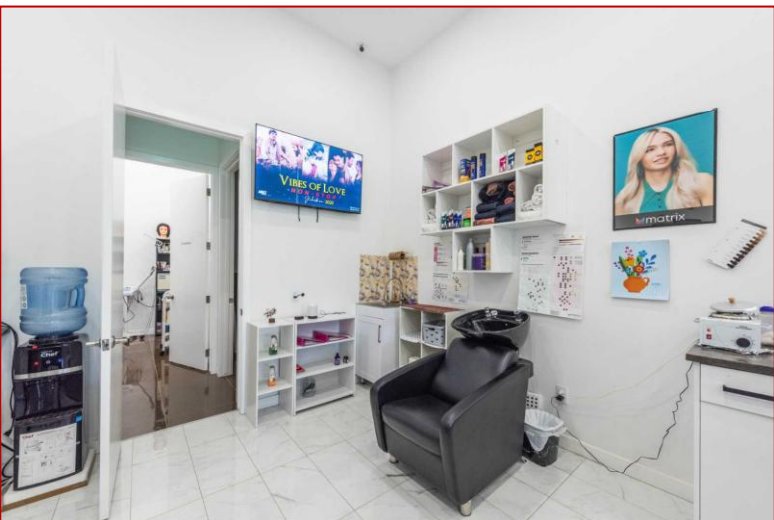
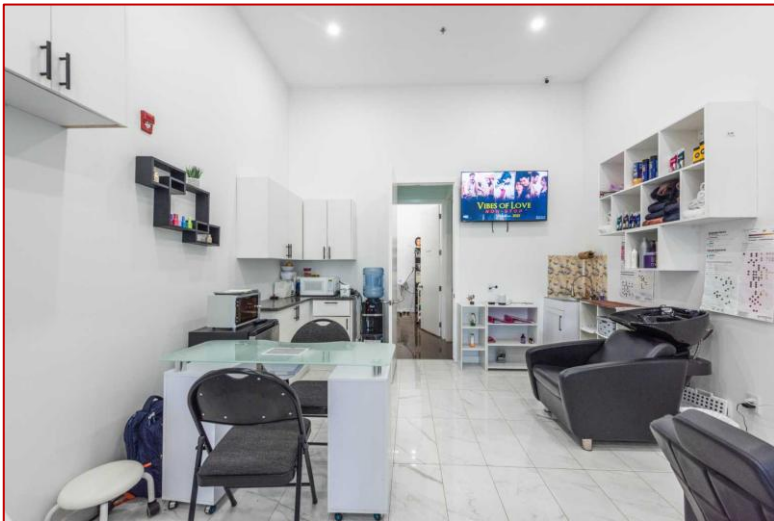
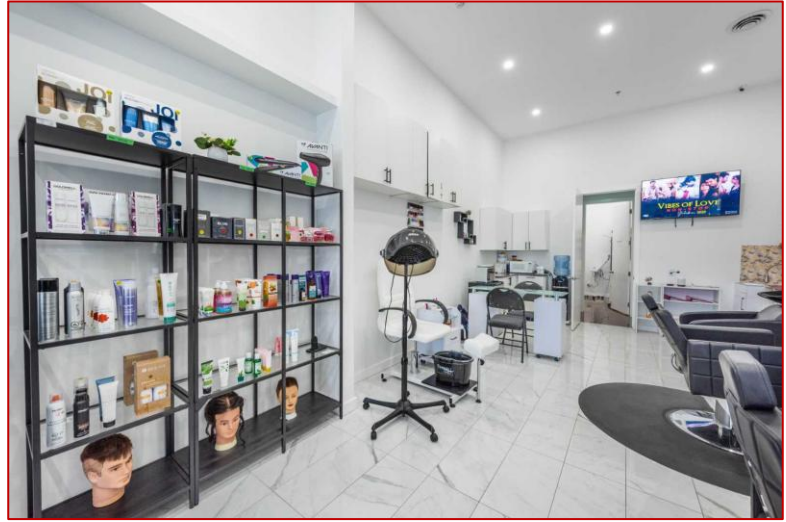
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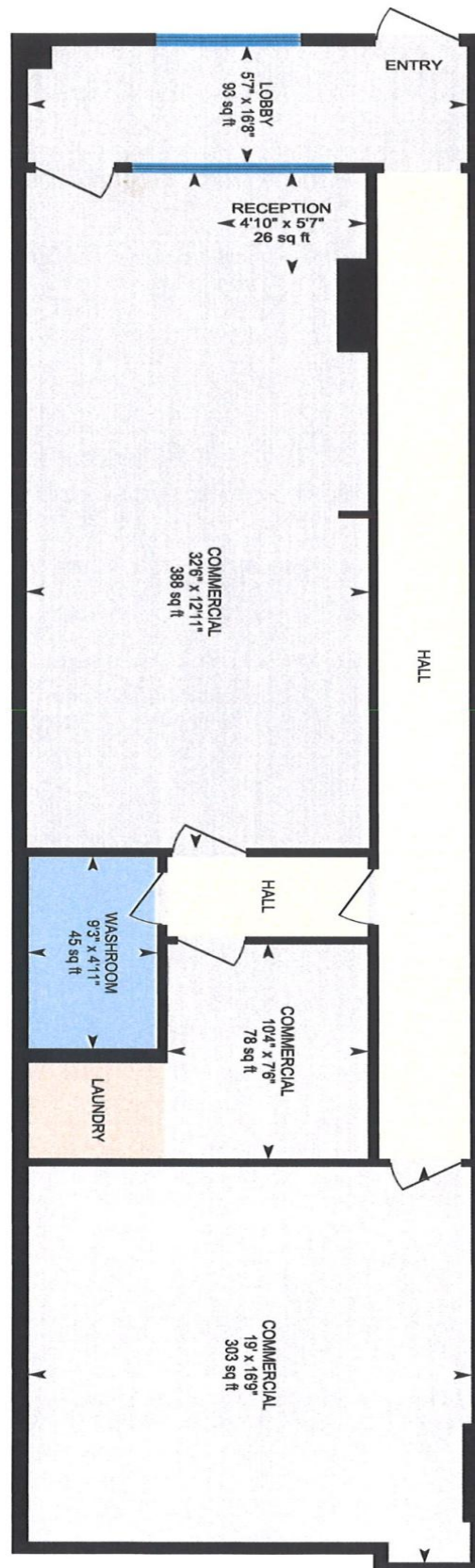
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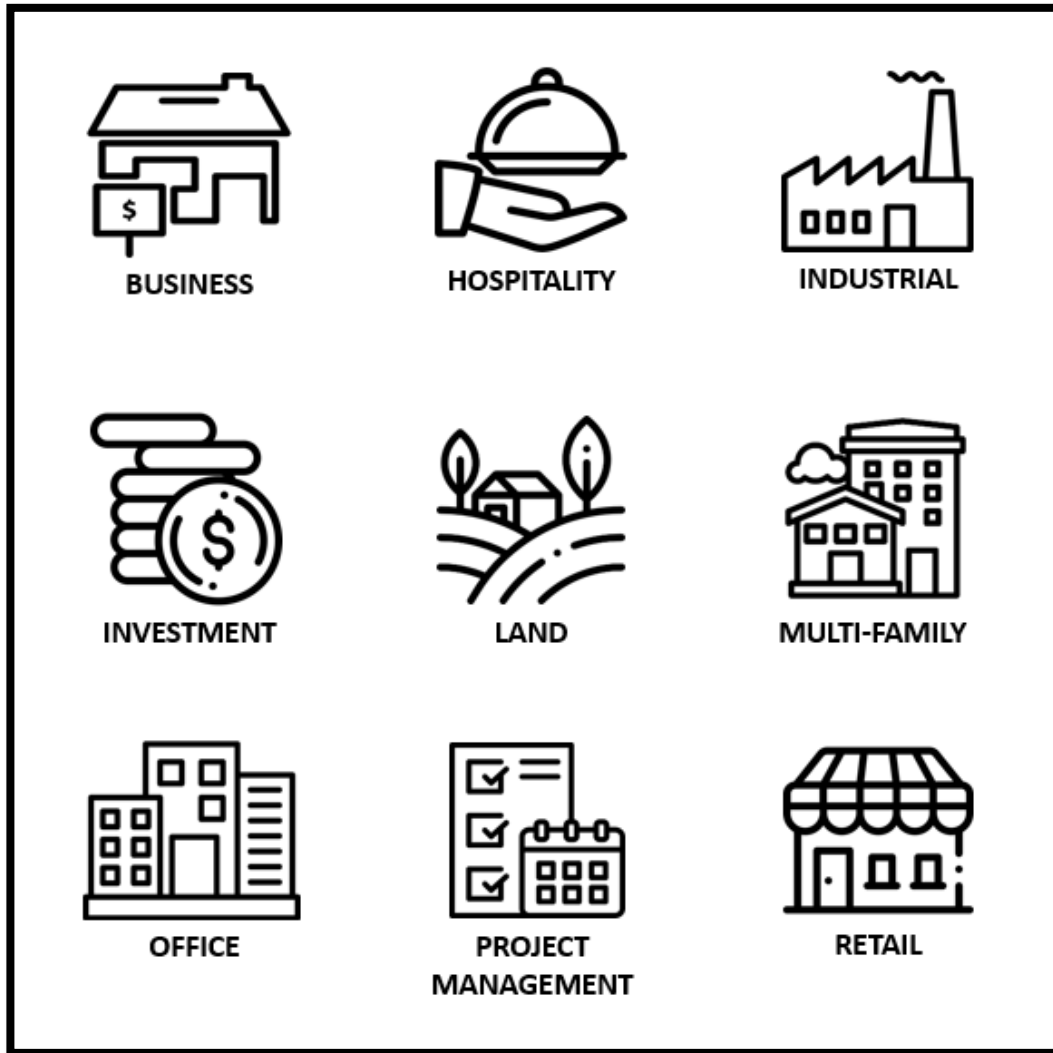
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