

2150, 4250 109 Avenue  
Calgary, Alberta

MLS # A2159178



## \$1,395,000

**Division:** Saddleridge Industrial

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,700 sq.ft.

**Zoning:** I-C

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Discover a rare investment opportunity to own a fully leased 2,700 +/- sq/ft bay located just off the corner of Country Hills Blvd and Metis Trail. Excellent visibility from both major thoroughfares, this property is perfectly positioned for high traffic exposure. What sets this bay apart is its unique drive-thru feature, offering versatility for future tenants and potential to cater to a wide range of businesses. Currently fully leased, this turn-key property presents a solid return on investment with built-in flexibility for future opportunities. Don't miss out on this rare find!