



1130, 4117 109 Avenue NE, Calgary, Alberta - \$1,013,000



Main Photo

Property Description

Excellent opportunity to own a versatile 1,980± sq. ft. bay with DC zoning. This unit offers approx. 24 ft. clear ceiling height and comes with a 50% built mezzanine structure (DP Approved) , providing additional functional space for office, storage, or showroom use. Also features a drive-in door. Zoning allows for a wide range of uses including cabinetry shop, print shop, healthcare services, office, fitness, or restaurant (subject to approvals). The open floor plan and mezzanine design make this bay ideal for both service-oriented and production-based businesses. *NO AUTOMOTIVE*

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