

# \$1,600,000 - 130, 4070 108 Avenue Ne, Calgary

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MLS® #A2265739

**\$1,600,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

This versatile IC-zoned commercial bay offers approx. 3,200 sq ft of highly adaptable space ideal for a wide range of permitted uses, including medical/health services, food franchises, professional offices, and more. Located in a busy, well-established commercial complex with a family physician clinic already operating onsite, this is the perfect location for a pharmacy or complementary medical service provider. The flexible layout offers potential to demise the space into multiple units, allowing for owner-occupancy with rental income or full investment use. Run your own business while leasing out the remainder or lease entirely for stable, long-term returns.



Built in 2025

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2265739    |
| Price      | \$1,600,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2025        |
| Type       | Commercial  |
| Sub-Type   | Retail      |
| Status     | Active      |

## Community Information

|         |                         |
|---------|-------------------------|
| Address | 130, 4070 108 Avenue Ne |
|---------|-------------------------|

|             |          |
|-------------|----------|
| Subdivision | Stoney 3 |
| City        | Calgary  |
| County      | Calgary  |
| Province    | Alberta  |
| Postal Code | T3J 4E3  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 7                  |
| Zoning         | I-C                |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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