

**130, 4070 108 Avenue NE
Calgary, Alberta**

MLS # A2245909



\$1,679,999

Division: Stoney 3

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,200 sq.ft.

Zoning: I-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: Public

Lot Size: -

Sewer: Public Sewer

Lot Feat: -

Inclusions: None

Stake your claim in Calgary's booming northeast business hub with Unit 130 at 4070 108 Avenue NE—3,200 sqft unit inside the sought-after 3D Business Centre. Built in 2022 and zoned I-C, the bay seamlessly bridges retail flair with industrial muscle, welcoming everything from boutique showrooms, specialty food services and restaurants, to repair shops and other light manufacturing uses. An expansive storefront facade captures foot and drive-by traffic, while soaring clear heights invite mezzanine expansion for even more usable square footage. Ample on-site parking streamlines operations, and the site's quick access to Metis Trail, Stoney Trail, and Calgary International Airport places your business minutes from customers, suppliers, and distribution routes. Whether you're launching a new concept or scaling a thriving venture, this space delivers the flexibility, visibility, and future-proof growth potential today's entrepreneurs demand—own the space where your next chapter unfolds. PLEASE NOTE : FRANCHISE OPPORTUNITIES COULD BE MADE AVAILABLE FOR THIS SPACE.