

\$699,000 - 4135, 4250 109 Avenue Ne, Calgary

MLS® #A2269213

\$699,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

Explore an exceptional investment opportunity with this well-maintained bay located in Port Plaza, a vibrant and highly sought-after commercial center known for its strong business presence and excellent location.

The sale includes the building only, with the assumption of the existing tenant. Business assets are not included in the sale. The property provides immediate rental income and long-term stability, with the current rental rate at \$3,229.33 per month, plus \$15 per sq. ft. in operating costs.

Port Plaza offers an unbeatable location with outstanding amenities and a variety of nearby businesses and office developments. The property benefits from excellent visibility and convenient access to Deerfoot Trail, Stoney Trail, and the Calgary International Airport. Don't miss this opportunity to secure a prime investment in one of Calgary's most dynamic commercial areas.

Built in 2019

Essential Information

MLS® #	A2269213
Price	\$699,000
Bathrooms	0.00
Acres	0.00
Year Built	2019
Type	Commercial
Sub-Type	Business



Status Active

Community Information

Address 4135, 4250 109 Avenue Ne
Subdivision Stoney 3
City Calgary
County Calgary
Province Alberta
Postal Code T3N 1Z3

Additional Information

Date Listed November 6th, 2025
Days on Market 2
Zoning I-C

Listing Details

Listing Office PropZap Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.