



THE
A-TEAM

**RE/MAX
FIRST**

4083 109 Avenue, Calgary T3N 2B2

MLS® #: **A2192796**

Area: **Saddleridge
Industrial**

Listing Date: **02/05/25**

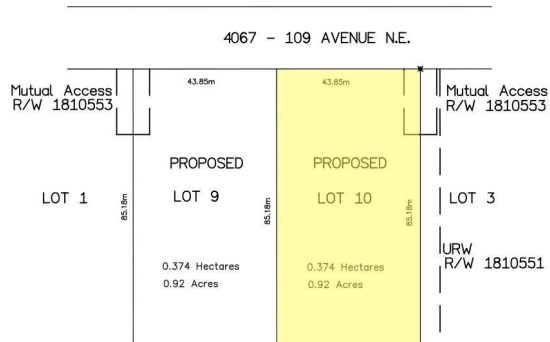
List Price: **\$1,900,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land
Commercial Land
Calgary**

Sub Type:

City/Town:

Year Built:

Lot Information

Lot Sz Ar:

40,075 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft: **0**

Low Sqft:

Ttl Sqft:

DOM

17

Layout

Beds: **0**

Baths: **0.0 (0 0)**

Style:

Parking

Ttl Park: **0**

Garage Sz:

Utilities and Features

Roof:
Heating:
Sewer:
Ext Feat:
Kitchen Appl:
Int Feat:
Utilities:

Construction:
Flooring:
Water Source:
Fnd/Bsmt:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple**
Legal Desc: **2310478**

Zoning: **I-C**

Remarks

Pub Rmks: **An exceptional opportunity to acquire 0.92 acres of Industrial-Commercial (I-C) zoned land in Calgary's rapidly growing northeast sector. Situated at 4083 109 Ave NE, this property is ideal for a wide range of development possibilities, including industrial, office, and retail uses.**

Inclusions: **N/A**

Property Listed By: **Century 21 Bravo Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123