



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4083 109 Avenue, Calgary T3N 2B2**

MLS® #: **A2192796**

Area: **Saddleridge  
Industrial**

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

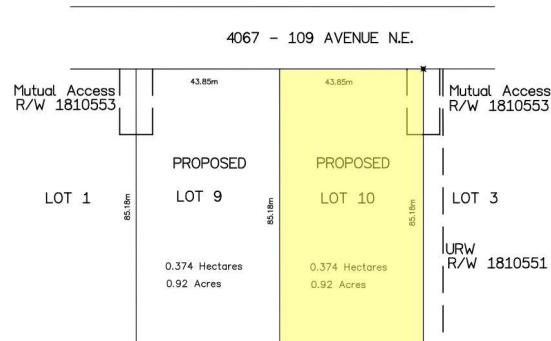
List Price: **\$1,900,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Land**

Sub Type:

**Commercial Land**

City/Town:

**Calgary**

Year Built:

**0**

Lot Information

Lot Sz Ar:

**40,075 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**0**

Low Sqft:

Ttl Sqft:

DOM

**69**

Layout

Beds:

**0**

Baths:

**0.0 (0 0)**

Style:

Parking

Ttl Park:

**0**

Garage Sz:

Access:

Lot Feat:

Park Feat:

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

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