

# \$634,900 - 4135, 4250 109 Avenue Ne, Calgary

MLS® #A2228186

**\$634,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Stoney 3, Calgary, Alberta

Discover a remarkable investment opportunity offering a well-maintained bay to acquire a bay featuring a secure 5-year lease. The property is strategically situated in Port Plaza, a thriving commercial hub known for its bustling activity and stunning location.

The buyer will assume the existing tenant with a 5-year lease in place, providing immediate rental income. Additionally, the lease includes an option for another 5 years, offering the potential for extended rental stability. The current rent stands at \$3,229.33 per month, with an additional \$15 per sq ft for operating costs.

Port Plaza is renowned for its prime location, excellent amenities, with a variety of surrounding businesses and office buildings nearby. This property enjoys excellent visibility and accessibility, being just minutes away from Deerfoot Trail, Stoney Trail and the Calgary International Airport. Don't miss out on the chance to capitalize on this prime business opportunity.

Built in 2019

## Essential Information

MLS® #	A2228186
Price	\$634,900
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	June 5th, 2025
Days on Market	22
Zoning	I-C

### Listing Details

Listing Office	PropZap Realty
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.