

**A7, 4220 108 Avenue NE**  
**Calgary, Alberta**

**MLS # A2203554**



**\$532,800**

**Division:** Stoney 3

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,184 sq.ft.

**Zoning:** I-G

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 2.30 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Seize this rare opportunity in Jacksonport, one of Calgary's fastest-growing commercial hubs. With three brand-new buildings under construction, high-visibility corner exposure, and versatile IC zoning, this development offers an excellent investment opportunity, with over 40 percent already sold. Limited availability remains in Building A, a premium two-storey retail space, and Building B, a single-storey retail space. Strategically located near Country Hills Boulevard and Metis Trail, with seamless access to Deerfoot Trail, Stoney Trail, and the Calgary International Airport, this development is positioned to become the next cultural and commercial hotspot in Calgary's northeast. Main floor units are available at \$550 per square foot, while second-floor units are priced at \$450 per square foot. Completion is scheduled for Q4 2026.