

# \$34 - 130, 4070 108 Avenue Ne, Calgary

MLS® #A2245988

**\$34**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

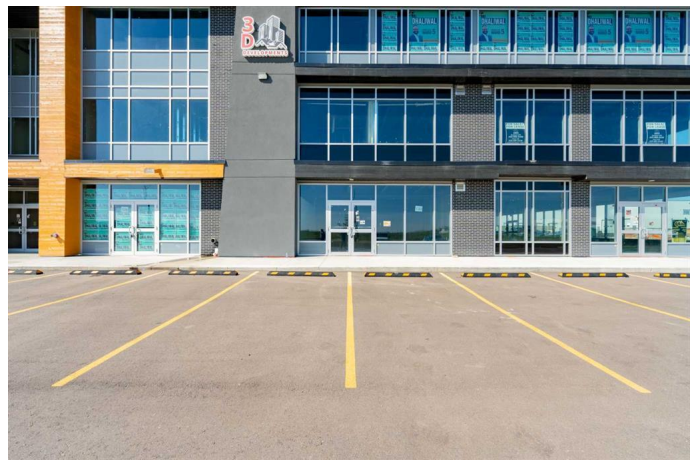
Stoney 3, Calgary, Alberta

Stake your claim in Calgary's booming northeast business hub with Unit 130 at 4070 108 Avenue NE—3,200 sqft unit inside the sought-after 3D Business Centre. Built in 2022 and zoned I-C, the bay seamlessly bridges retail flair with industrial muscle, welcoming everything from boutique showrooms, specialty food services and restaurants, to repair shops and other light manufacturing uses. An expansive storefront façade captures foot and drive-by traffic, while soaring clear heights invite mezzanine expansion for even more usable square footage. Ample on-site parking streamlines operations, and the site's quick access to Macleod Trail, Stoney Trail, and Calgary International Airport places your business minutes from customers, suppliers, and distribution routes. Whether you're launching a new concept or scaling a thriving venture, this space delivers the flexibility, visibility, and future-proof growth potential today's entrepreneurs demand—lease the space where your next chapter unfolds. PLEASE NOTE : FRANCHISE OPPORTUNITIES COULD BE MADE AVAILABLE FOR THIS SPACE.

Built in 2022

## Essential Information

|        |          |
|--------|----------|
| MLS® # | A2245988 |
| Price  | \$34     |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2022       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 130, 4070 108 Avenue Ne |
| Subdivision | Stoney 3                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 4E3                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 32               |
| Zoning         | I-C              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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