

For Sale



JACKSONPORT COMMERCIAL

4220 108 AVENUE NE
CALGARY, ALBERTA



HIGHLIGHTS

- Located within the rapidly growing NE quadrant
- Close proximity to YYC Airport and Deerfoot Trail (QE2)
- Projected population growth 13% in this quadrant between 2015-2020
- Calgary Transit routes 100 and 145

BUILDING DETAILS



Possible Uses

Industrial
Office Retail
Medical, etc.



Traffic Count

20,000 vpd Country Hills
27,000 vpd Metis Trail

TOTAL ANTICIPATED COMMUNITY POPULATION ON BUILD OUT

Cityscape	10,170 to 13,560
Redstone	6,102 to 8,136
Cornerstone South	11,376 to 15,168
Cornerstone North	9,018 to 12,024
Skyview Ranch	7,992 to 10,656
Savanna	3,148 to 4,168
Saddle Ridge	23,612 to 24,908
	71,418 to 88,614

PROPERTY DESCRIPTION

Available Area: 798 sq. ft. - 1508 sq. ft.

Rate: Market

Zoning: IC

Available: Summer 2025

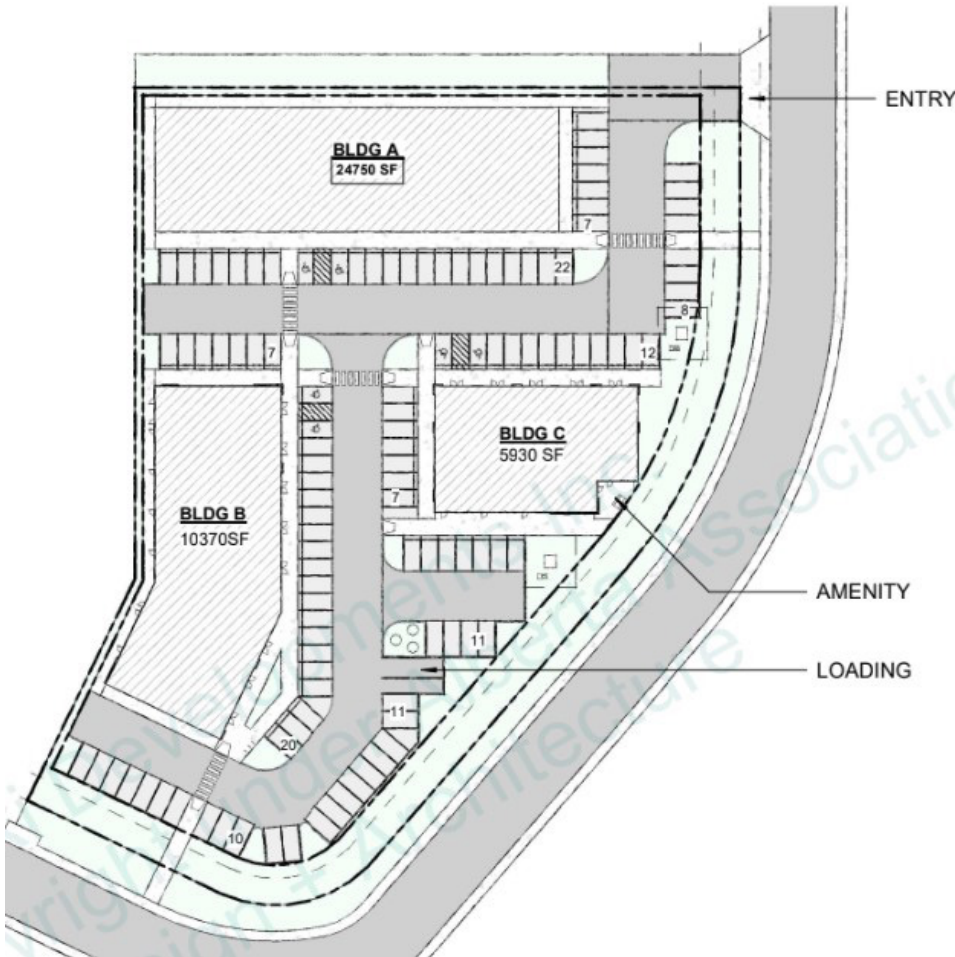
Parking: Yes

HEAD OFFICE
Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

AVENUE | Commercial
Real Estate Solutions

SITE PLAN

4220 108 Avenue NE, Calgary, Alberta



PROJECT INFORMATION:

BLDG AREA

BLDG A	2 STOREY	24750 SF
BLDG B	1 STOREY	10370 SF
BLDG C	1 STOREY	5930 SF

TOTAL 41050 SF

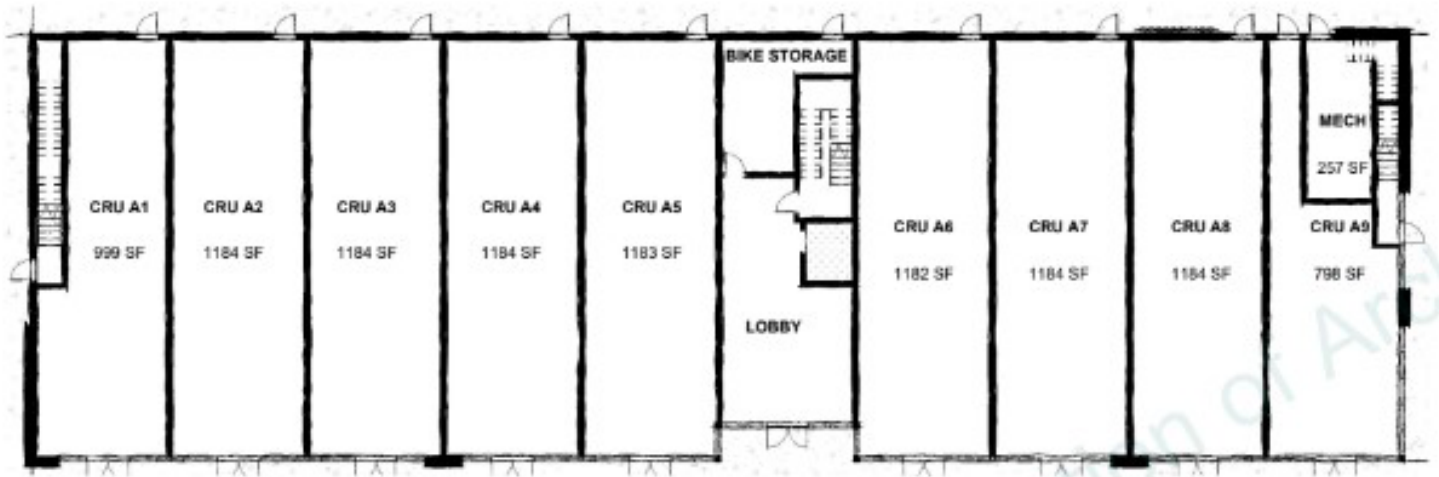
PARKING

- 109 STALLS
- 6 BF STALLS
- 1 LOADING PARKING

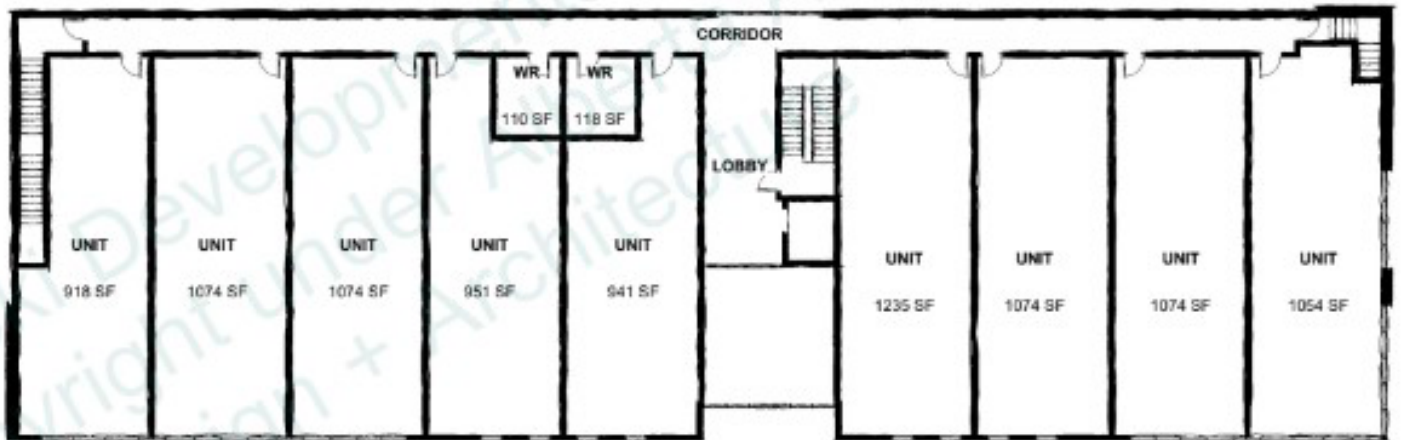
SCHEDULE - PARKING COUNT	
LOCATION	PARKING COUNT
SITE	0
SITE	4
SITE	6
SITE	12
SITE	49
SITE	13
SITE	16
SITE	18
	118

BUILDING A RENDERING

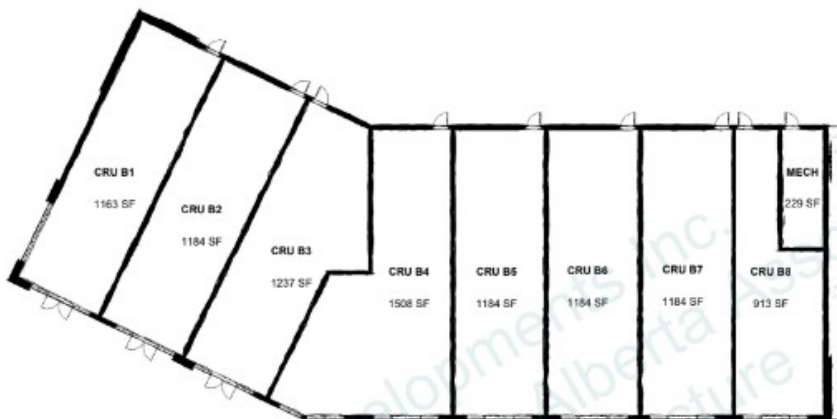




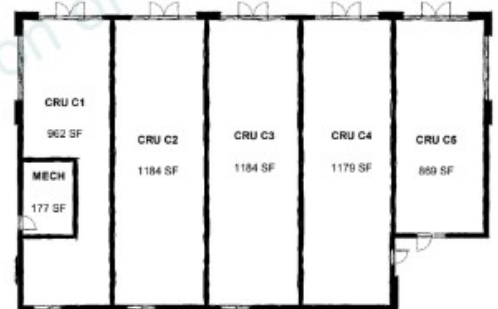
SD - MAIN FLOOR Building A



SD - 2ND FLOOR Building A



FLOOR PLAN BLDG B



FLOOR PLAN BLDG C

BUILDING B RENDERING



BUILDING C RENDERING



HEAD OFFICE

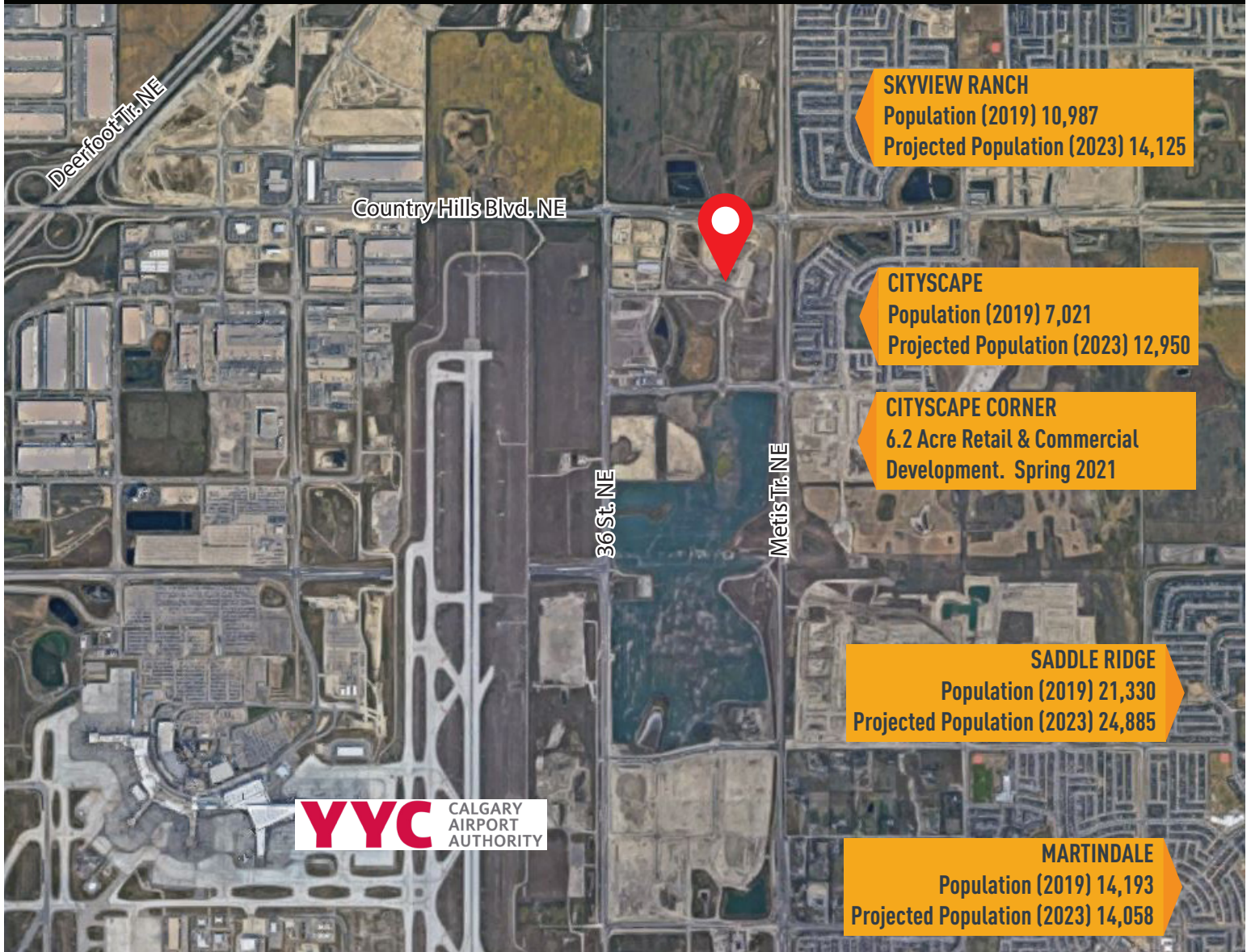
Suite 300, 1324 – 11 Avenue SW
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LOCATION

4220 108 Avenue NE, Calgary, Alberta



CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

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