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118, 345 SAGE VALLEY COMMON NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Calgary, Alberta



Listing ID:
31575


MLS ID:
A2243154

\$159,900



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 118, 345 Sage Valley Common NW, Calgary , Alberta T3R 1T8

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|---------------------------------------|---|---|
| Transaction Type For Lease | Days On Market 126 | Lease Amount 38.00 |
| Lease Frequency Annually | Subdivision Sage Hill | Building Type Commercial Mix |
| Year Built 2018 | Structure Type Mixed Use | Property Type Commercial |
| Property Sub Type Business | Building Area (Sq. Ft.) 1083.00 | Building Area (Sq. M.) 100.61 |
| Inclusions See schedule "A" | Restrictions Landlord Approval | Reports Leases |

Turnkey business opportunity in the community of Sage Hill! This well-established operation is nestled within a modern residential condominium complex, offering great exposure, ample surface parking, plus underground parking for customers and staff. Featuring a professionally decorated interior, this 1083 sq ft space delivers a welcoming environment. The business runs smoothly with four part-time staff, operating daily from 9:30 AM to 10:00 PM, making it ideal for family operators or hands-on ownership. With affordable rent locked in for 9 more years plus renewal options, and an easy-to-manage model, this is the perfect opportunity to step into ownership in a high-traffic, high-growth location. Don't miss out on this rare chance to own a business in one of NW Calgary's most sought-after new communities! The price is negotiable.

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