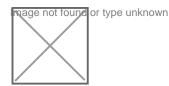


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 118, 345 SAGE VALLEY COMMON NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID:

31575 A2243154

\$205,000



△ JIM HUYNH

**2** (403) 291-4440

MLS ID:

□ CIR Realty

**403-291-4440** 

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

Transaction Type Days On Market Lease Amount

For Lease 25 38.00

Lease FrequencySubdivisionBuilding TypeAnnuallySage HillCommercial Mix

Year BuiltStructure TypeProperty Type2018Mixed UseCommercial

Property Sub Type Building Area (Sq. Ft.) Building Area (Sq. M.)

Business 1083.00 100.61

InclusionsRestrictionsReportsSee schedule "A"Landlord ApprovalLeases

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!

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