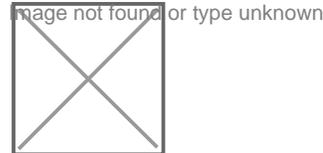


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 120 & 130, 3950 SAGE HILL DRIVE NW FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta

**Listing ID:**  
34217

**MLS ID:**  
A2290302

**\$4,200,000**

**FOR SALE**

**Two Commercial BAY UNITS IN CALGARY**

Both units are currently leased with good tenants

**\$4.2 Million**

**Bay 1**  
Approx 2,894 sq. Ft.

**Bay 2**  
Approx 5,000 sq. Ft.

**Contact Number**  
587-582-6032

lot realty

Area: Sage Hill, NW Calgary

**SAM PATEL**  
 (587) 582-6032

LPT Realty  
 877-366-2213

120 & 130, 3950 Sage Hill Drive NW, Calgary , Alberta T3R 2A4

**Transaction Type**

For Sale

**Days On Market**

57

**Zoning**

D-C

**Subdivision**

Sage Hill

**Year Built**

2024

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

**Legal Plan**

2312380

**Building Area (Sq. Ft.)**

5694.00

**Building Area (Sq. M.)**

528.99

**Roof**

Flat

**Foundation**

Poured Concrete

**Inclusions**

Tenant occupied property

**Restrictions**

Call Lister

**Reports**

Appraisal,Call Lister,Environmental  
Phase 1,Environmental Phase 2,Floor  
Plans,Information Package

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Two commercial condominium units for sale – Units 120 & 130 – with a total building area of approximately 5,694 sq. ft. ±. Unit 120 offers 3,000 sq. ft. and includes a spacious patio measuring 30 ft x 56 ft. Unit 130 comprises approximately 2,694 sq. ft. Both units are currently leased, providing an excellent opportunity for investors seeking stable income-producing assets. Condominium title is available, and separate titles have been applied for and are in the final stages of completion. Ample parking is available within the plaza for customers and staff. A rare opportunity to acquire fully leased commercial space with strong investment potential.

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