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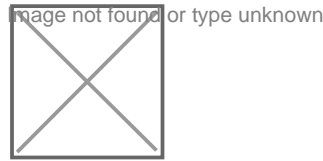
Regional Contact

Communications Clerk 403-653-3366 info@cardston.ca Visit Website

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REAL ESTATE FOR SALE

Businesses and Franchises for Sale > Business for Sale



Location

Calgary, Alberta

Listing ID:

34513

MLS ID:

A2294823

\$4,200,000



SAM PATEL
 (587) 582-6032

KPLI Real Estate Corporation
 403-554-8453

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

Transaction Type

For Sale

Days On Market

46

Business Type

Real Estate

Zoning

D-C

Subdivision

Sage Hill

Year Built

2024

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

2312380

Building Area (Sq. Ft.)

5694.00

Building Area (Sq. M.)

528.99

Roof

Flat

Inclusions

N/A

Restrictions

Call Lister

Reports

Appraisal,Environmental Phase

1,Environmental Phase 2,Floor Plans

Two commercial condominium units for sale – Units 120 & 130 – with a total building area of approximately 5,694 sq. ft. ±. 1st Unit # 120 offers 3,000 sq. ft. and includes a spacious patio measuring 30 ft x 56 ft. and 2nd 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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