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220, 20 SADDLESTONE DRIVE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
35249


MLS ID:
A2310049

\$899,900



 **SHAZ MAHMOOD**
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 Real Broker
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 220, 20 Saddlestone Drive NE, Calgary, Alberta T3J 0W8

Transaction Type For Sale	Title Fee Simple	Days On Market 8
Zoning C-C1	Subdivision Saddle Ridge	Building Type Commercial Mix,Low Rise (2-4 stories),Strip Mall
Year Built 2016	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Office	Legal Plan 2010800	Building Area (Sq. Ft.) 1799.40
Building Area (Sq. M.) 167.17	Inclusions None	Restrictions None Known
Reports None		

Discover an exceptional opportunity to own both the commercial real estate and a thriving, well-established massage business in the vibrant Saddleridge community. This professionally built-out second-floor unit offers 1,799.4 square feet of functional and inviting space, featuring large windows that fill the interior with natural light and create a warm, welcoming atmosphere for clients. The thoughtfully designed layout includes six treatment rooms along with a dedicated staff breakout room, providing both operational efficiency and comfort for employees and clients alike. Successfully operating for many years, the business has built a strong and loyal client base, making this a rare turnkey investment opportunity. What truly sets this offering apart is that the sale includes ownership of the actual commercial unit, allowing the new owner to benefit from both a proven income-generating business and long-term real estate investment potential. Located within a well-maintained commercial complex with convenient access to major roadways, including Stoney Trail, this premium unit offers excellent accessibility and future growth potential in one of northeast Calgary's fastest-growing communities. Please do not approach or contact the business, staff, or ownership directly under any circumstances. All inquiries, showings, and communications must be directed through the listing agent only.

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