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## B3, 70 SAGE HILL ROW NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
29201


**MLS ID:**  
A2192116

**\$1,094,940**



 **HAPPE DHILLON**  
 (403) 455-5215

 RE/MAX Crown  
 403-455-5215

 B3, 70 Sage Hill Row NW, Calgary , Alberta T3R 1W8

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 147	<b>Zoning</b> C-C1
<b>Subdivision</b> Sage Hill	<b>Building Type</b> Commercial Mix	<b>Year Built</b> 2025
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Legal Plan</b> 2111238	<b>Building Area (Sq. Ft.)</b> 1738.00	<b>Building Area (Sq. M.)</b> 161.46
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Building Plans

70 Sage Hill Row NW - A Brand new retail unit zoned for a \*Veterinary Clinic\*. This remarkable retail plaza, located in the heart of the densely populated community of Sage Hill offers C-C1 zoning, this property can accommodate a wide range of business ventures. Secure this exceptional opportunity for anyone seeking to establish a Vet Clinic in a booming community. This unit boasts approximately 1,738 square feet with allotted parking stalls. With its versatile layout and prime location in a high-traffic commercial area, 70 Sage Hill Row NW is an excellent investment for those seeking to establish a presence in a thriving market. The development features 172 surface parking stalls ensuring ample parking for customers and owners. Don't miss out on this opportunity to own this prime property situated in a high-traffic area with excellent visibility in Sage Hill NW.

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