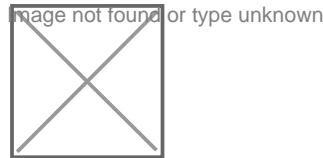


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 118, 345 SAGE VALLEY COMMON NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease

**Location**

Calgary, Alberta

**Listing ID:**

31575

**MLS ID:**

A2243154

**\$159,900**



 **JIM HUYNH**  
 (403) 291-4440

 **CIR Realty**  
 403-291-4440

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

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Lease Amount</b>
For Lease	188	38.00
<b>Lease Frequency</b>	<b>Subdivision</b>	<b>Building Type</b>
Annually	Sage Hill	Commercial Mix
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
2018	Mixed Use	Commercial
<b>Property Sub Type</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
Business	1083.00	100.61
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
See schedule "A"	Landlord Approval	Leases

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! The price is negotiable.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.