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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



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

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

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