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## 124, 302 SAGE VALLEY COMMON FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
33640


**MLS ID:**  
A2280271

**\$1,000**



 **ALI ABDALLA**  
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 403-250-2882

 124, 302 Sage Valley Common , Calgary , Alberta T3R1T8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 127	<b>Lease Amount</b> 38.00
<b>Lease Frequency</b> Annually	<b>Subdivision</b> Sage Hill	<b>Year Built</b> 2018
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Building Area (Sq. Ft.)</b> 1330.00	<b>Building Area (Sq. M.)</b> 123.56	<b>Inclusions</b> N/A
<b>Restrictions</b> Landlord Approval	<b>Reports</b> Formal Lease	

1,330 sq. ft. fully built-out corner unit located in the highly desirable Sage Hill area. The business is currently operating as a fitness studio; however, alternative uses may be considered with landlord approval. The new owner to assume the existing lease, currently in year 4, with an option to renew. The space is well-suited for a variety of commercial retail uses and benefits from excellent visibility and location. Fitness equipment is not included in the sale but may be negotiated separately.

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