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120 & 130, 3950 SAGE HILL DRIVE NW FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
34217

MLS ID:
A2290302

\$4,200,000

FOR SALE

Two Commercial BAY UNITS IN CALGARY

Both units are currently leased with good tenants

\$4.2 Million

Bay 1
Approx 2,894 sq. Ft.

Bay 2
Approx 5,000 sq. Ft.

Contact Number:
(587) 582-6032
(877) 366-2213

lot realty

Area: Sage Hill, NW Calgary

SAM PATEL
 (587) 582-6032

LPT Realty
 877-366-2213

120 & 130, 3950 Sage Hill Drive NW, Calgary, Alberta T3R 2A4

Transaction Type For Sale	Days On Market 61	Zoning D-C
Subdivision Sage Hill	Year Built 2024	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 2312380
Building Area (Sq. Ft.) 5694.00	Building Area (Sq. M.) 528.99	Roof Flat
Foundation Poured Concrete	Inclusions Tenant occupied property	Restrictions Call Lister

Reports

Appraisal, Call Lister, Environmental
Phase 1, Environmental Phase 2, Floor
Plans, Information Package

Two commercial condominium units for sale – Units 120 & 130 – with a total building area of approximately 5,694 sq. ft. ±. Unit 120 offers 3,000 sq. ft. and includes a spacious patio measuring 30 ft x 56 ft. Unit 130 comprises approximately 2,694 sq. ft. Both units are currently leased, providing an excellent opportunity for investors seeking stable income-producing assets. Condominium title is available, and separate titles have been applied for and are in the final stages of completion. Ample parking is available within the plaza for customers and staff. A rare opportunity to acquire fully leased commercial space with strong investment potential.

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