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## 118, 345 SAGE VALLEY COMMON NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



**Location**  
Calgary, Alberta



**Listing ID:**  
34302


**MLS ID:**  
A2291377

**\$49,900**



 **JIM HUYNH**  
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 403-291-4440

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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 44	<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> Five Plus	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Business
<b>Building Area (Sq. Ft.)</b> 1083.00	<b>Building Area (Sq. M.)</b> 100.61	<b>Inclusions</b> See schedule A
<b>Restrictions</b> Landlord Approval	<b>Reports</b> Formal Lease	

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1083sf Turn-Key franchised Ice Cream business. Or you may change it to your own brand. Nice buildout and very bright corner unit. Great opportunity for a family business. Plenty of parkings. \$38/sf plus Op-cost. Easy to view.

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