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## REAL ESTATE FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
34513

**MLS ID:**  
A2294823

**\$4,200,000**



 **SAM PATEL**  
 (587) 582-6032

 KPLI Real Estate Corporation  
 403-554-8453

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

Two commercial condominium units for sale – Units 120 & 130 – with a total building area of approximately 5,694 sq. ft. ±. 1st Unit # 120 offers 3,000 sq. ft. and includes a spacious patio measuring 30 ft x 56 ft. and 2nd 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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