

780-832-5880

cord@gpremax.com

118, 345 Sage Valley Common NW Calgary, Alberta

MLS # A2243154



\$159,900

Division:	Sage Hill	
Type:	Business	
Bus. Type:	-	
Sale/Lease:	For Lease	
Bldg. Name:	-	
Bus. Name:	-	
Size:	1,083 sq.ft.	
Zoning:	-	
	Addl. Cost:	-
	Based on Year:	-
		-

Floors: - Based on Year: - Utilities: - Exterior: - Parking: - Lot Size: - Sewer: - Lot Feat: -

Inclusions: See schedule "A"

Heating:

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.