

124, 302 sage valley Common  
Calgary, Alberta

MLS # A2280271



**\$1,000 per month**

**Division:** Sage Hill

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,330 sq.ft.

**Zoning:** -

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

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.