



**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: -

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: See schedule "A"

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.