



**GRASSROOTS**  
REALTY GROUP

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**118, 345 Sage Valley Common NW  
Calgary, Alberta**

**MLS # A2291377**



**\$79,000**

**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

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.