



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

130, 3950 Sage Hill Drive NW  
Calgary, Alberta

MLS # A2161356



**\$40 per sq.ft.**

Division:	Sage Hill
Type:	Retail
Bus. Type:	Commercial ,Food & Beverage ,Grocery,Restaurant ,Retail
Sale/Lease:	For Lease
Bldg. Name:	Sage Hill Rise
Bus. Name:	-
Size:	2,689 sq.ft.
Zoning:	DC

Heating:	Forced Air	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	Concrete, Metal Frame, Stucco, Wood Siding	Parking:	-
Water:	-	Lot Size:	0.07 Acre
Sewer:	-	Lot Feat:	City Lot, Level
Inclusions:	HVAC System		

BRAND NEW 2689 SQFT RETAIL SPACE IN MALL ANCHORED BY PETRO CANADA, MR. LUBE AND MANY OTHER ESTABLISHED BUSINESSES !!!! Located in an area with predominantly young families with above average incomes making it an ideal place to establish a Restaurant or any other business. Ideally located nearby the main Sage Hill transit hub, easily connecting the NW residents with the rest of Calgary. Commercial development will service communities of Sage Hill, Evanston, Nolan Hill, Sherwood and Kincora.