



GRASSROOTS
REALTY GROUP

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**B5, 70 Sage Hill Row NW
Calgary, Alberta**

MLS # A2190512



\$2,149,120

Division: Sage Hill

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,358 sq.ft.

Zoning: C-C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

70 Sage Hill Row NW - A Brand new retail unit zoned for a *Restaurant, Lounge & Patio Dining*. This remarkable retail plaza, located in the heart of the densely populated community of Sage Hill offers C-C1 zoning, this property can accommodate a wide range of business ventures. Secure this exceptional opportunity for anyone seeking to establish a Restaurant & Lounge with patio dining. This unit boasts approximately 3,358 square feet with allotted parking stalls. With its versatile layout and prime location in a high-traffic commercial area, 70 Sage Hill Row NW is an excellent investment for those seeking to establish a presence in a thriving market. The development features 172 surface parking stalls ensuring ample parking for customers and owners. Don't miss out on this opportunity to own this prime property situated in a high-traffic area with excellent visibility in Sage Hill NW.