



GRASSROOTS
REALTY GROUP

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120 & 130, 3950 Sage Hill Drive NW
Calgary, Alberta

MLS # A2290302



\$4,200,000

Division: Sage Hill

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: The Rise in Sage Hill

Bus. Name: -

Size: 5,694 sq.ft.

Zoning: D-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Flat

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Tenant occupied property

Two commercial condominium units for sale – Units 120 & 130 – with a total building area of approximately 5,694 sq. ft. ±. Unit 120 offers 3,000 sq. ft. and includes a spacious patio measuring 30 ft x 56 ft. Unit 130 comprises approximately 2,694 sq. ft. Both units are currently leased, providing an excellent opportunity for investors seeking stable income-producing assets. Condominium title is available, and separate titles have been applied for and are in the final stages of completion. Ample parking is available within the plaza for customers and staff. A rare opportunity to acquire fully leased commercial space with strong investment potential.