



**GRASSROOTS**  
REALTY GROUP

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

MLS # A2294823



**\$4,200,000**

Division: Sage Hill

Type: Retail

Bus. Type: Real Estate

Sale/Lease: For Sale

Bldg. Name: -

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: N/A

Two commercial condominium units for sale &ndash; Units 120 & 130 &ndash; with a total building area of approximately 5,694 sq. ft. &plusmn;. 1st Unit # 120 offers 3,000 sq. ft. and includes a spacious patio measuring 30 ft x 56 ft. and 2nd 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.