



**GRASSROOTS**  
REALTY GROUP

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220, 20 Saddlestone Drive NE  
Calgary, Alberta

MLS # A2310049



**\$899,900**

Division: Saddle Ridge

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,799 sq.ft.

Zoning: C-C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: None

Discover an exceptional opportunity to own both the commercial real estate and a thriving, well-established massage business in the vibrant Saddle Ridge community. This professionally built-out second-floor unit offers 1,799.4 square feet of functional and inviting space, featuring large windows that fill the interior with natural light and create a warm, welcoming atmosphere for clients. The thoughtfully designed layout includes six treatment rooms along with a dedicated staff breakout room, providing both operational efficiency and comfort for employees and clients alike. Successfully operating for many years, the business has built a strong and loyal client base, making this a rare turnkey investment opportunity. What truly sets this offering apart is that the sale includes ownership of the actual commercial unit, allowing the new owner to benefit from both a proven income-generating business and long-term real estate investment potential. Located within a well-maintained commercial complex with convenient access to major roadways, including Stoney Trail, this premium unit offers excellent accessibility and future growth potential in one of northeast Calgary's fastest-growing communities. Please do not approach or contact the business, staff, or ownership directly under any circumstances. All inquiries, showings, and communications must be directed through the listing agent only.