



GRASSROOTS
REALTY GROUP

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120, 3950 Sage Hill Drive NW
Calgary, Alberta

MLS # A2322365



\$2,340,000

Division: Sage Hill

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: The Rise in Sage Hill

Bus. Name: -

Size: 3,000 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 / Call Listing Agent

Excellent investment opportunity to acquire a commercial condominium unit totaling 3,000 sq. ft., featuring a spacious 30 ft. x 56 ft. patio. The unit is currently leased, providing immediate and stable rental income for investors. Condominium title is available, with separate titles applied for and in the final stages of completion. The plaza offers ample on-site parking for customers and staff. A rare opportunity to own a fully leased commercial asset with strong income-generating potential in a well-established commercial location.