



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**B1A, 70 Sage Hill Row NW
Calgary, Alberta**

MLS # A2328499



\$792,000

Division: Sage Hill

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,200 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

Brand new 1,200 sq ft main level commercial unit offering an excellent opportunity to establish a vape retail store in one of Sage Hill NW's most active commercial destinations. Ideally suited for vape retail operations, subject to all required municipal approvals and applicable regulations. Delivered in shell condition, the open layout provides complete flexibility for tenant customization, allowing for an efficient retail design, product display areas, customer service space, and secure storage. Located at 70 Sage Hill Row NW, this high-exposure unit offers excellent frontage, prominent signage opportunities, and outstanding visibility within a busy commercial centre. Surrounded by established businesses and rapidly growing residential neighbourhoods, the location provides access to a strong and expanding customer base. With 172 surface parking stalls, customers and staff enjoy convenient access throughout the day. A prime opportunity to own commercial space in one of Northwest Calgary's premier retail corridors.