

**124, 302 sage valley Common
Calgary, Alberta**

MLS # A2280271



\$1,000 per month

Division: Sage Hill

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,330 sq.ft.

Zoning: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: N/A

1,330 sq. ft. fully built-out corner unit located in the highly desirable Sage Hill area. The business is currently operating as a fitness studio; however, alternative uses may be considered with landlord approval. The new owner to assume the existing lease, currently in year 4, with an option to renew. The space is well-suited for a variety of commercial retail uses and benefits from excellent visibility and location. Fitness equipment is not included in the sale but may be negotiated separately.