

**108, 349 SAGE VALLEY Common NW  
Calgary, Alberta****MLS # A2200669****\$199,900****Division:** Sage Hill**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** SAGE HILL N.W**Bus. Name:** -**Size:** 1,670 sq.ft.**Zoning:** -**Heating:** See Remarks**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** Asphalt**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** SELLER PROVIDES

**GOLDEN OPPORTUNITY: ESTABLISHED ASIAN RESTAURANT FOR SALE IN PRIME NW CALGARY LOCATION** Discover an exceptional business opportunity with this well-established Asian restaurant in the thriving community of Sage Valley, Northwest Calgary. This turnkey operation has built a strong reputation over four years, serving authentic Asian cuisine to a loyal customer base.

**PROPERTY HIGHLIGHTS:** - Spacious 1,670 sq. ft. dining space - Comfortable seating for 45 guests - Premium commercial kitchen equipment - Secure 6-year lease remaining - Prime location in a high-traffic residential area

**BUSINESS STRENGTHS:** This family-style restaurant has become a neighborhood favorite, perfectly positioned among residential apartments and communities, ensuring consistent customer flow throughout the day. The establishment is renowned for its signature dishes, including aromatic pho and delicate spring rolls, which have earned rave reviews from patrons.

**LOCATION ADVANTAGES:** Situated in the heart of Sage Valley, the restaurant benefits from: - High visibility storefront - Abundant foot traffic - Dense residential surroundings - Easy accessibility - Ample parking

**BUSINESS POTENTIAL:** Perfect for: - Experienced restaurateurs.- Family business operators.- Culinary entrepreneurs.- Investment partners. The current setup offers immediate operational capability with all necessary equipment and systems in place. The established customer base and proven business model provide an excellent foundation for continued success and growth potential. This is an ideal opportunity to acquire a profitable restaurant business in one of Calgary's most promising neighborhoods. The turnkey operation allows for seamless transition and immediate revenue generation. Contact us today to schedule a viewing and explore this exceptional business

opportunity. Serious inquiries only.