

SAGE HILL VIEWS

CDNGLOBAL®

Retail Space **FOR LEASE**



8 Available
UNITS



Immediate
AVAILABILITY



5 Year
TERM



\$25.00/PSF + \$12/PSF
NER + OP. COST

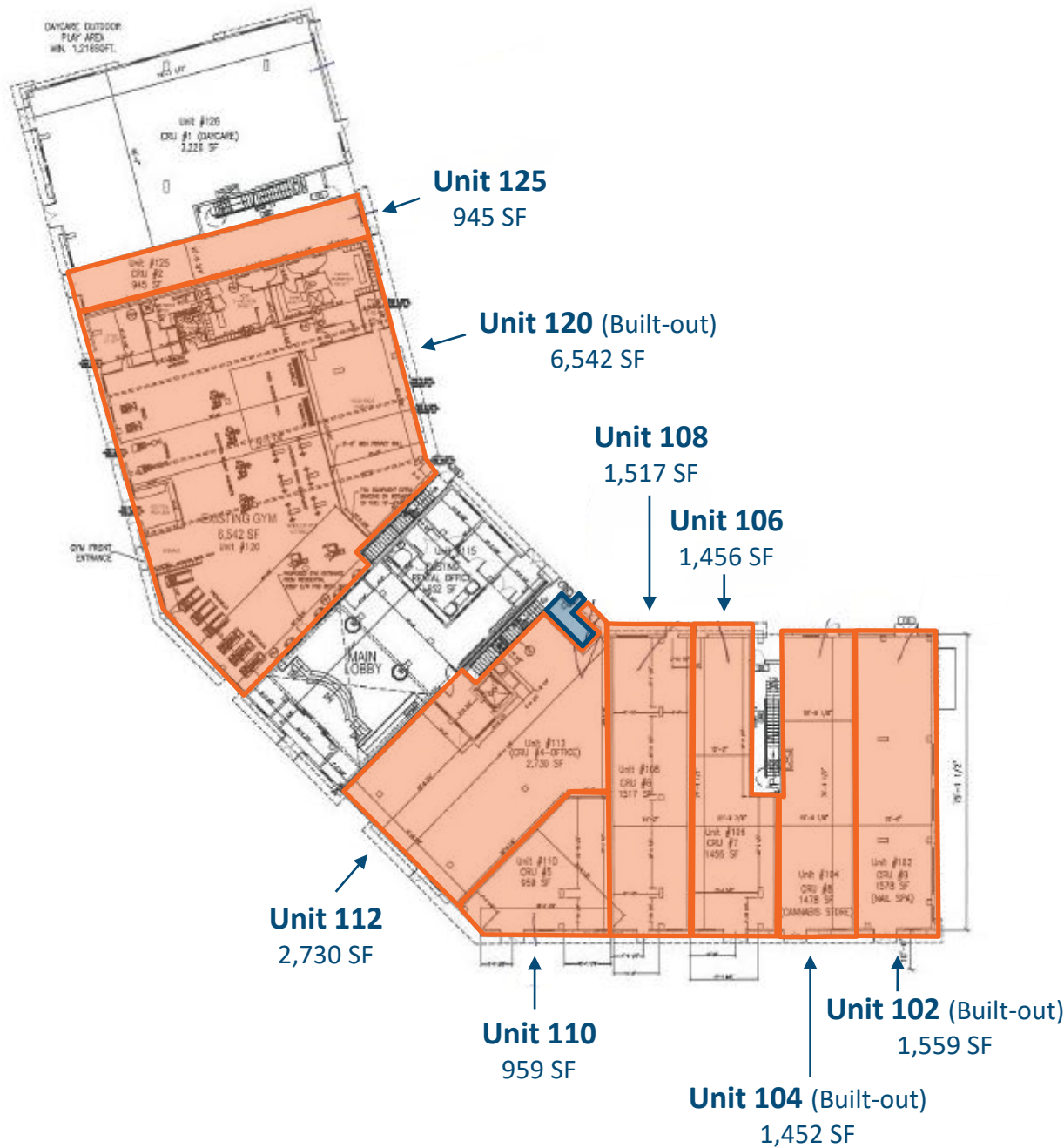
UNIT DETAILS

UNIT 106	+/- 1,456 SF
UNIT 108	+/- 1,517 SF
UNIT 110	+/- 959 SF
UNIT 112	+/- 2,730 SF
UNIT 120	+/- 6,542 SF
UNIT 125	+/- 945 SF
UNIT 102	+/- 1,559 SF
UNIT 104	+/- 1,452 SF

LEASE OVERVIEW

BUILDING NAME	Sage Hill Views
BUILDING ADDRESS	80 Sage Hill Road
YEAR BUILT	2020
NER + OP. COST	\$25/PSF + \$12/PSF
TERM	5 Year
AVAILABILITY	Immediate

FLOOR PLAN



Click below for
VIRTUAL TOURS

UNIT 108

UNIT 112

UNIT 125

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The particulars are submitted to the best of our knowledge and are subject to change without notice.

CDNGLOBAL does not assume responsibility for any errors or omissions.

GALLERY



UNIT 102

- Built-out
- Two bathrooms
- Corner unit
- Previously used as a nail salon
- Exposure on both sides of building
- Two entrances/exits

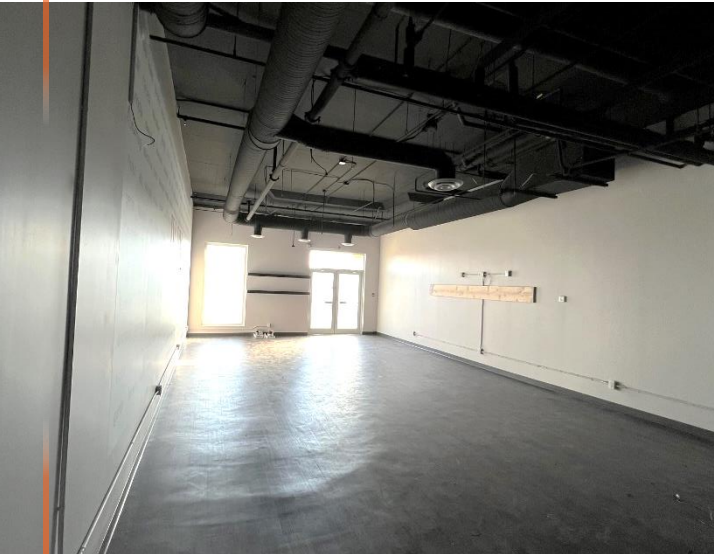


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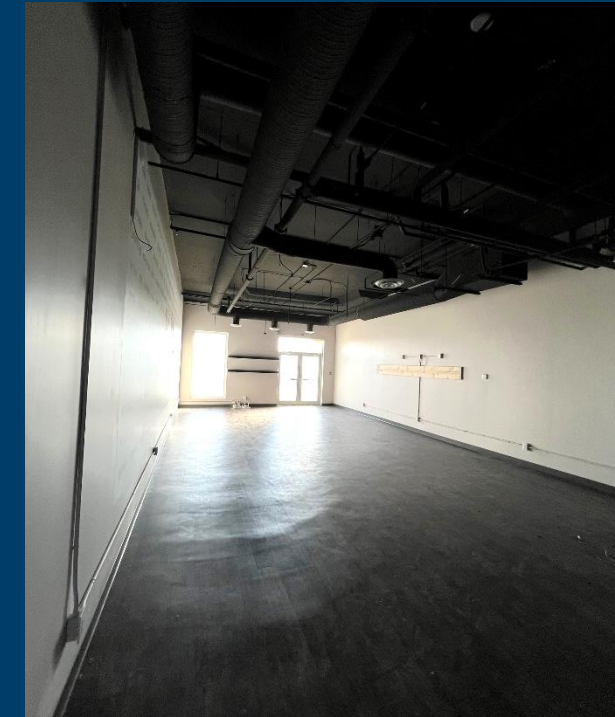
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GALLERY



UNIT 104

- Built-out
- Ready to move in
- One bathroom
- Industrial style finishes
- Exposure on both sides of building
- Two entrances/exits



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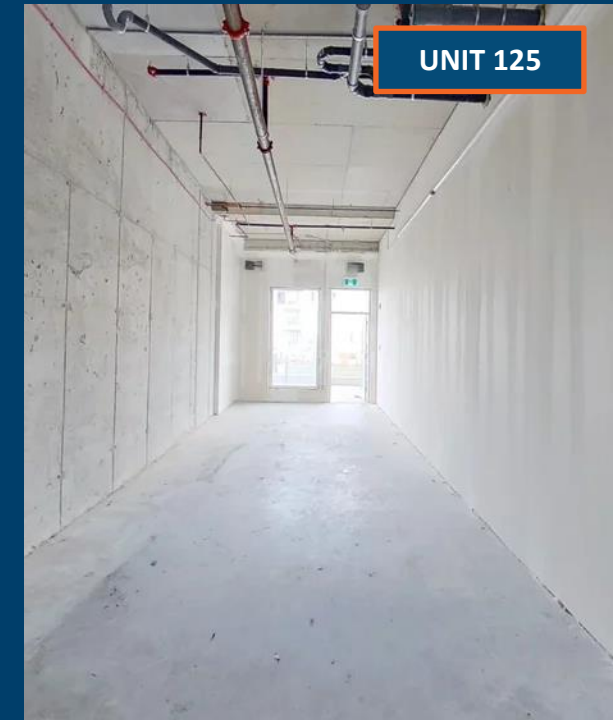
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GALLERY



UNIT 106, 108, 125

- Raw space units
- Can be developed to accommodate to business needs
- Two entrances/exits
- Exposure on both sides of building



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GALLERY



UNIT 110, 112

- Raw space units
- Can be developed to accommodate to business needs
- Unit 112 has two entrances
- Exposure towards street parking

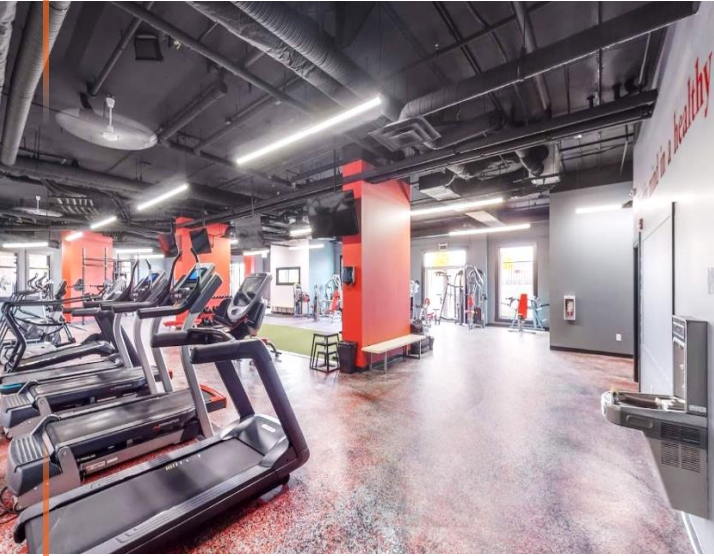


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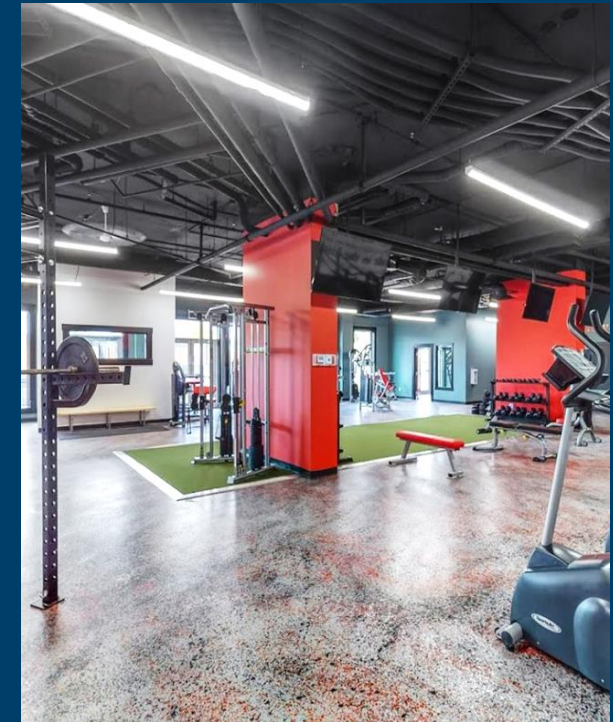
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GALLERY



UNIT 120

- Built-out space
- Fitness use
- Equipment is negotiable
- Space is equipped with showers, yoga studio, and massage room
- CONTACT LISTER FOR RATES



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80 Sage Hill Road
Calgary, Alberta



FORTESA MILOTI
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PROPERTY HIGHLIGHTS

- 8 bays available at the prestigious new (2020) development at Sage Hill Views
- Opportunity to be located in one of Calgary's fastest growing communities
- Variety of raw and built-out space available
- Operating costs are inclusive of everything except power and water
- Location in a multi-family complex creates opportunity for built-in customer base
- Surrounding complimentary retail: grocery, pharmacy, medical/dental clinics, yoga, fitness, massage therapy, banking, hair/nail salons, restaurants/fast food

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