

# SAGE HILL VIEWS

CDNGLOBAL®

## Retail Space **FOR LEASE**



8 Available  
**UNITS**



Immediate  
**AVAILABILITY**



5 Year  
**MIN. TERM**



Market  
**RATE**

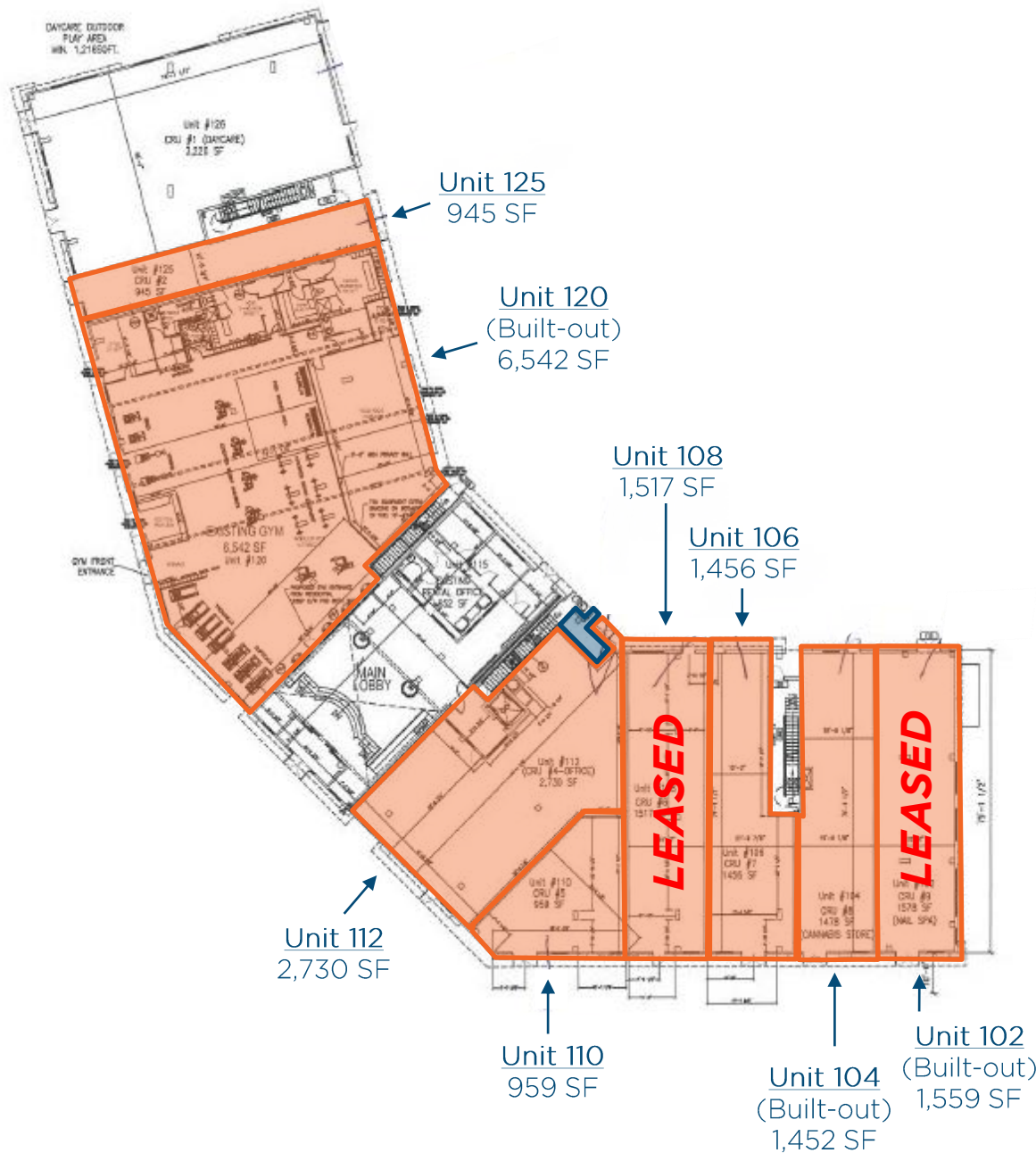
### UNIT DETAILS

UNIT 106	+/- 1,456 SF
UNIT 108	<b>LEASED</b>
UNIT 110	+/- 959 SF
UNIT 112	+/- 2,730 SF
UNIT 120	+/- 6,542 SF
UNIT 125	+/- 945 SF
UNIT 102	<b>LEASED</b>
UNIT 104	+/- 1,452 SF

### LEASE OVERVIEW

BUILDING NAME	Sage Hill Views
BUILDING ADDRESS	80 Sage Hill Road
YEAR BUILT	2020
RATE + OP. COST	Market + \$14/PSF
TERM	Minimum 5 Year
AVAILABILITY	Immediate

# FLOOR PLAN



Click below for  
**VIRTUAL TOURS**

**UNIT 108**

**UNIT 112**

**UNIT 125**

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# GALLERY



## UNIT 102

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

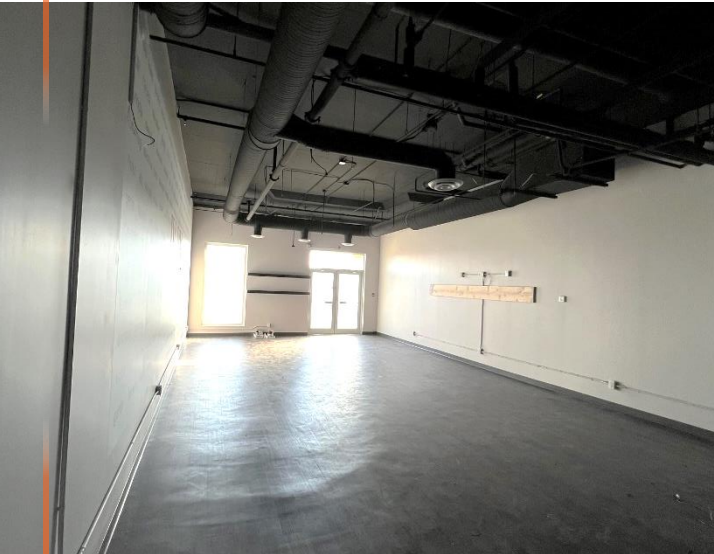


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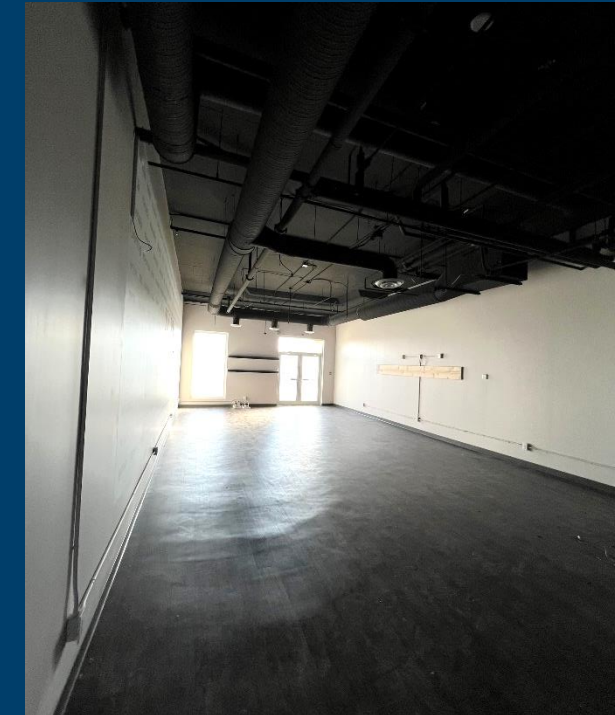
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# GALLERY



# 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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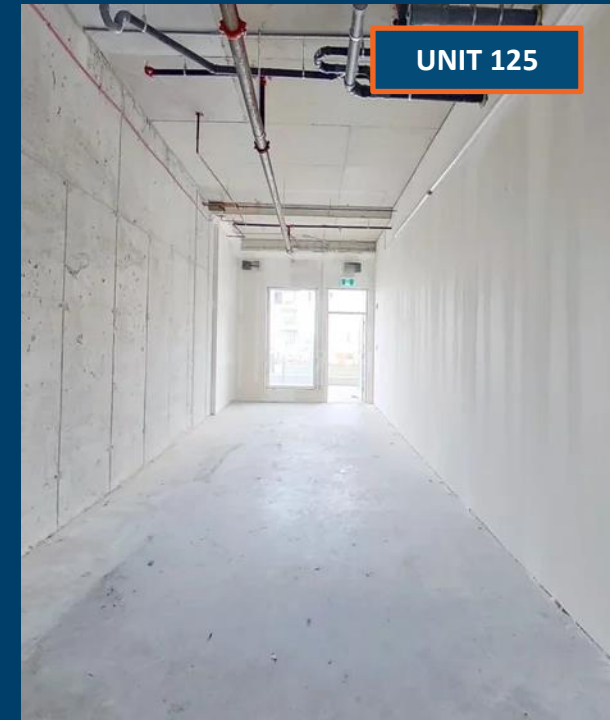
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# GALLERY



## 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

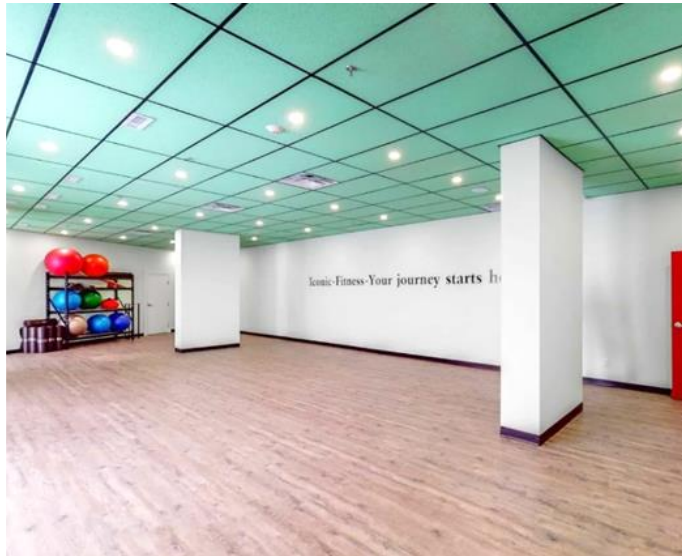


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## UNIT 120

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



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## PROPERTY HIGHLIGHTS

- Retail 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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