

// 2,730 SF of Retail Space

FOR LEASE

Unit 112, 80 Sage Hill Road NW Calgary



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PROPERTY DETAILS



THE SPACE

Last space left! This is your opportunity to operate your business from this prime Sage Hill location. Situated at the base of a 2020 built multi-family complex, this location is ideal for those serving families, couples, young professionals, pet-lovers, and more. This unit is currently in shell condition, waiting for your vision to come to life. As the largest suite in the complex, opportunities are ample! We are looking for a tenant that will be a great addition to this booming community.

Suggested space uses are as follows: Tutoring/Kumon, Dental Office, Vision Centre, Coffee/Pastry Shop, VR Arcade, Health Foods Store, Music School, Dry Cleaning, Tanning Salon, Pet Supplies Store, etc!

PROPERTY OVERVIEW

Address:	Unit 112, 80 Sage Hill Road, Calgary NW
Area:	+/- 2,730 SF
Net Rent:	Starting at \$28/PSF
Operating Costs:	\$14/PSF
Sublease Term:	Minimum 5 Year
Possession:	Immediate
Parking:	Free Street Parking
Building Signage:	Front Fascia
Zoning:	C-C2

SPACE PHOTOS // Unit 112

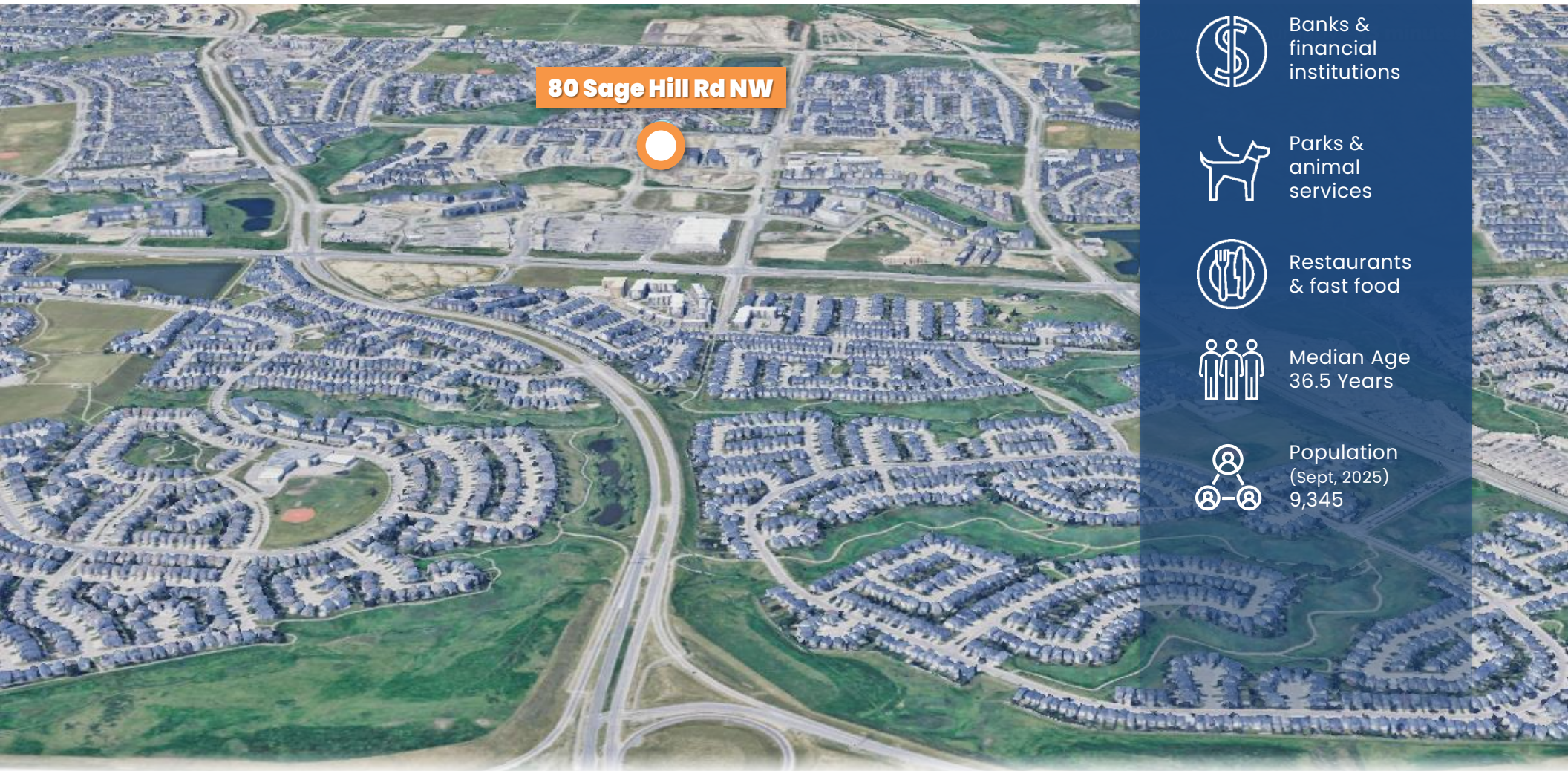


Unit 112, 80 Sage Hill Road NW, Calgary

LOCATION

80 Sage Hill Road NW Located in the NW quadrant of Calgary, Sage Hill has become one of the fastest growing communities for both residential and commercial spaces. Opening your business in this community comes with many opportunities such as increased visibility, high foot traffic, a built-in customer base from the surrounding multi-family complexes, and much more. Close to elementary and pre-schools, the future home to a branch of the Calgary Public Library and C-train Green Line expansion.

Successful Calgary businesses within the immediate area: **grocery, pharmacy, medical/dental clinics, yoga, fitness, massage therapy, banking, hair/nail salons, restaurants/fast food.**



Amenities

Easy accessibility and close proximity to:



Grocery & shopping



Health & wellness



Banks & financial institutions



Parks & animal services



Restaurants & fast food



Median Age
36.5 Years



Population
(Sept, 2025)
9,345