

\$199,900 - 108, 349 Sage Valley Common Nw, Calgary

MLS® #A2200669

\$199,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Sage Hill, Calgary, Alberta

**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:

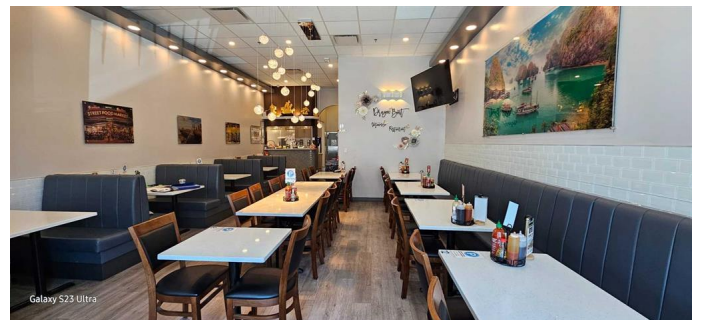
- Spacious 1,670 sq. ft. dining space
- Comfortable seating for 45 guests
- Premium commercial kitchen equipment
- Secure 6-year lease remaining
- Prime location in a high-traffic residential area

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.

Built in 2015

Essential Information

MLS® #	A2200669
Price	\$199,900
Bathrooms	0.00
Acres	0.00
Year Built	2015
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	108, 349 Sage Valley Common Nw
Subdivision	Sage Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3R 1T8

Interior

Heating See Remarks

Exterior

Roof Asphalt

Foundation Poured Concrete

Additional Information

Date Listed March 8th, 2025

Days on Market 31

Listing Details

Listing Office First Place Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.