

\$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:

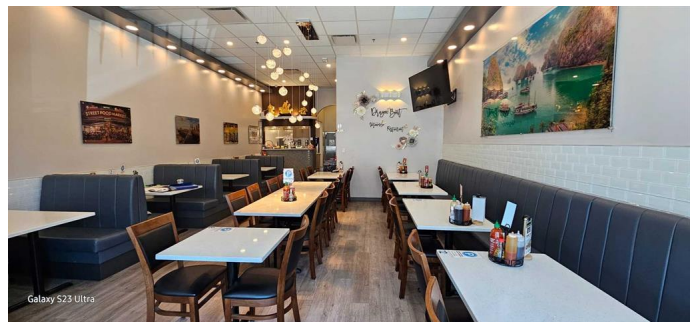
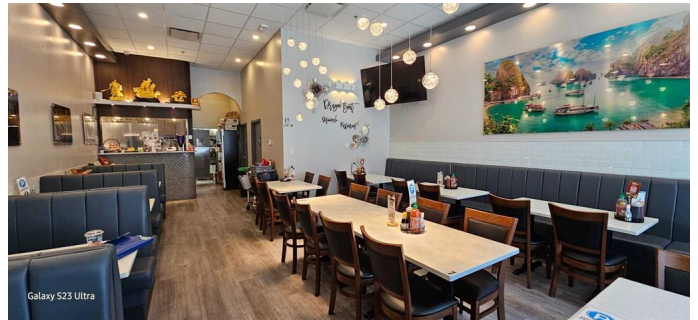
- Spacious 1,670 sq. ft. dining space
- Comfortable seating for 45 guests
- Premium commercial kitchen equipment
- Secure 6-year lease remaining
- Prime location in a high-traffic residential area

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 72

Listing Details

Listing Office First Place Realty

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