

# \$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:

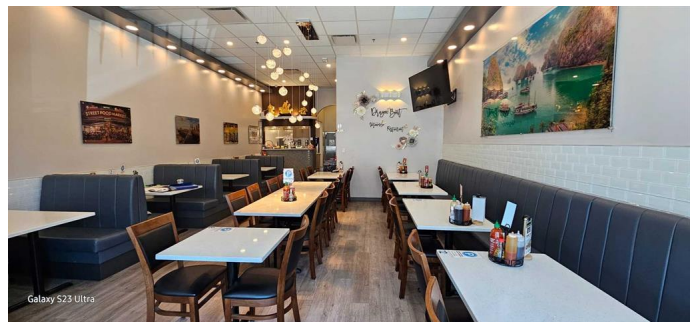
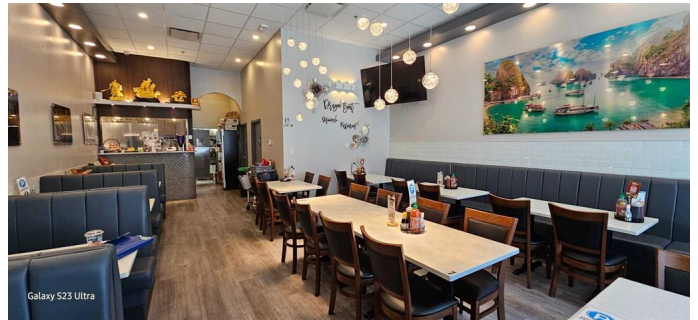
- Spacious 1,670 sq. ft. dining space
- Comfortable seating for 45 guests
- Premium commercial kitchen equipment
- Secure 6-year lease remaining
- Prime location in a high-traffic residential area

**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        41

**Listing Details**

Listing Office            First Place Realty

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