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RESTAURANT FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
35567

MLS ID:
A2318264

\$175,000



CYRIL LEWIS
 (403) 903-2219

First Place Realty
 403-547-8401

#165, 246 Nolanridge Crescent NW, Calgary , Alberta T3R 1W9

Transaction Type
For Lease

Subdivision
Nolan Hill

Building Type
Retail

Year Built
2023

Structure Type
Retail

Property Type
Commercial

Property Sub Type
Retail

Building Area (Sq. Ft.)
1118.00

Building Area (Sq. M.)
103.86

Inclusions
As per Schedule 'A'

Restrictions
Landlord Approval

Reports
Formal Lease

Location! Location! Location! Exceptional opportunity to own a highly visible corner-unit restaurant in the heart of the thriving Nolan Hill community, serving the surrounding areas of Sage Hill, Kincora, Glacier Ridge, Evanston, and Sherwood. This turnkey business is ideally positioned in a high-traffic retail location with excellent exposure and ample customer parking. The buyer has the flexibility to introduce their own restaurant concept, subject to landlord approval. Please note that a pizza concept is restricted. All equipment, fixtures, and furnishings are included, All equipment as good as new providing a seamless transition for the new owner. Benefit from low monthly rent and the opportunity to establish your business in one of Northwest Calgary's fastest-growing communities. Whether you are an experienced operator or an entrepreneur looking to be your own boss, this is an outstanding business opportunity that should not be missed. Contact your favorite REALTOR® today for more information and to arrange a private viewing. PLEASE DO NOT APPROACH STAFF, DISTURB OPERATIONS, OR VISIT THE BUSINESS WITHOUT A CONFIRMED APPOINTMENT. Rent \$37.50 per square feet & Operating cost \$14.50 per sq ft

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