

Blackstone
Commercial Real Estate Services Inc.

FOR SALE Business Assets

150 Nolanridge Court NW | Calgary, AB
Turnkey Restaurant Opportunity - Nolan Hill



150 Nolanridge Court NW , Calgary AB

Nolan Hill Restaurant Opportunity

PROPERTY DETAILS

Asking Price	\$200,000 \$130,000
Unit Size	1,059 SF
Current Rent	\$34 PSF
Term	Expires on June 30, 2034
Options	1 x 5 year term

- **Turnkey Operation** – Fully equipped and ready to run
- **Prime NW Location** in Nolan Hill, with visibility from Sarcee Trail and close to Stoney Trail
- Rapidly **Growing Trade Area** – Surrounded by families, professionals, and commuters
- **Strong Plaza Positioning** – Located in a vibrant commercial node with complementary tenants
- Ideal **Owner-Operator Opportunity** – Proven concept in a high-demand area



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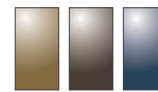
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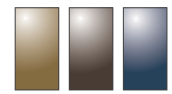
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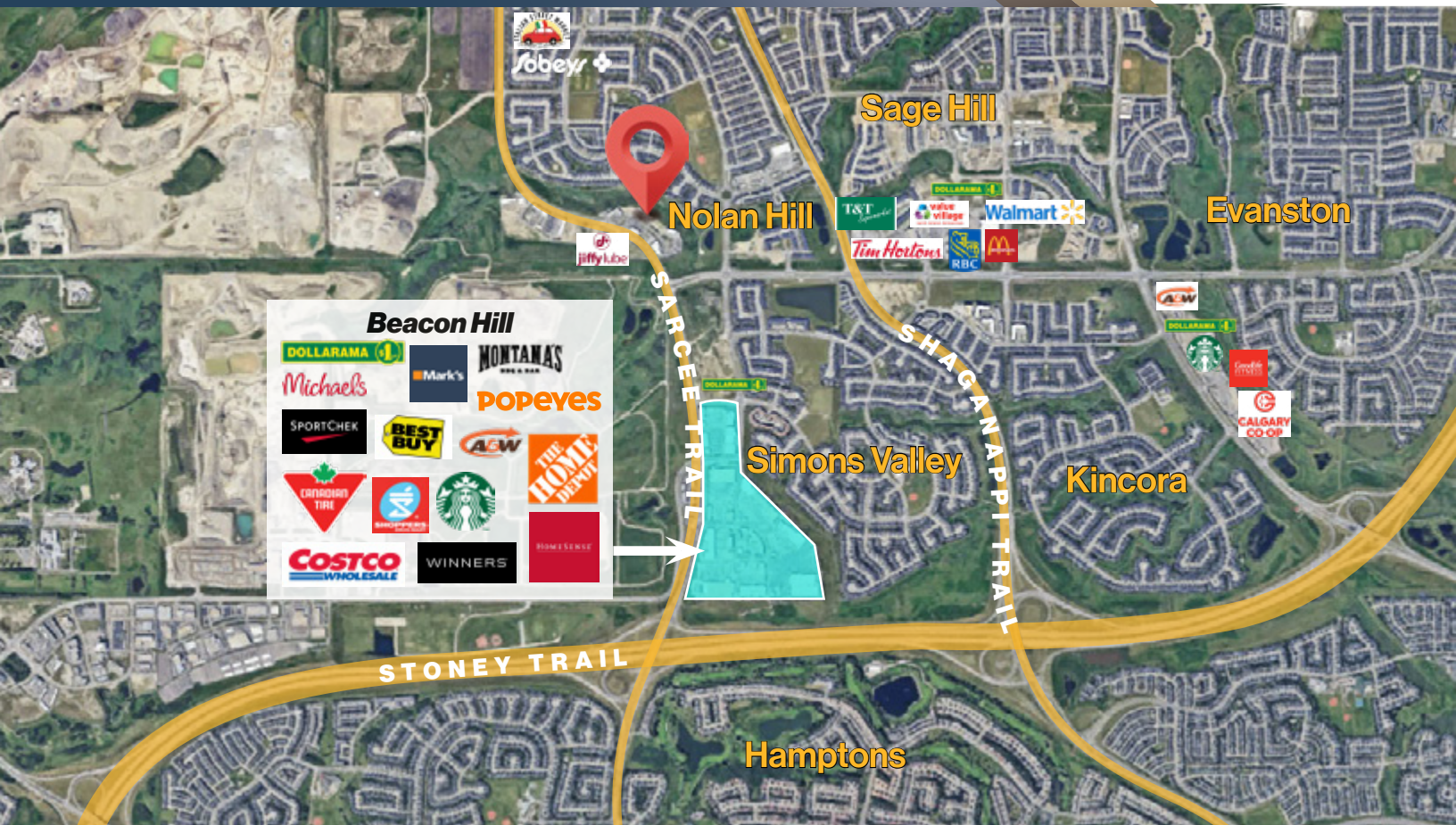
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NEIGHBORHOOD
Nolan Hill



POPULATION
32,257



MEDIAN AGE
35.4



HOUSEHOLD INCOME
\$112,714



TRAFFIC COUNT
10,000 VPD
Sargee Trail & Sherwood Blvd NW



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For more information, please contact one of our associates.

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