

# FOR SALE

Business Assets  
& Sublease

6915 Rundlehorn Drive NE | Calgary, AB

## Prime NE Restaurant Opportunity



### Demographics *(within 3 km)*



NEIGHBORHOOD  
Pineridge



POPULATION  
95,304



MEDIAN AGE  
38



HOUSEHOLD INCOME  
\$75,986

### Building Details



PARKING  
Ample



YEAR BUILT  
2024



TRAFFIC COUNT  
10,000 VPD | 32 Ave. NE & Rundlehorn W  
22,000 VPD | 68 St. NE & 32 Ave. NE



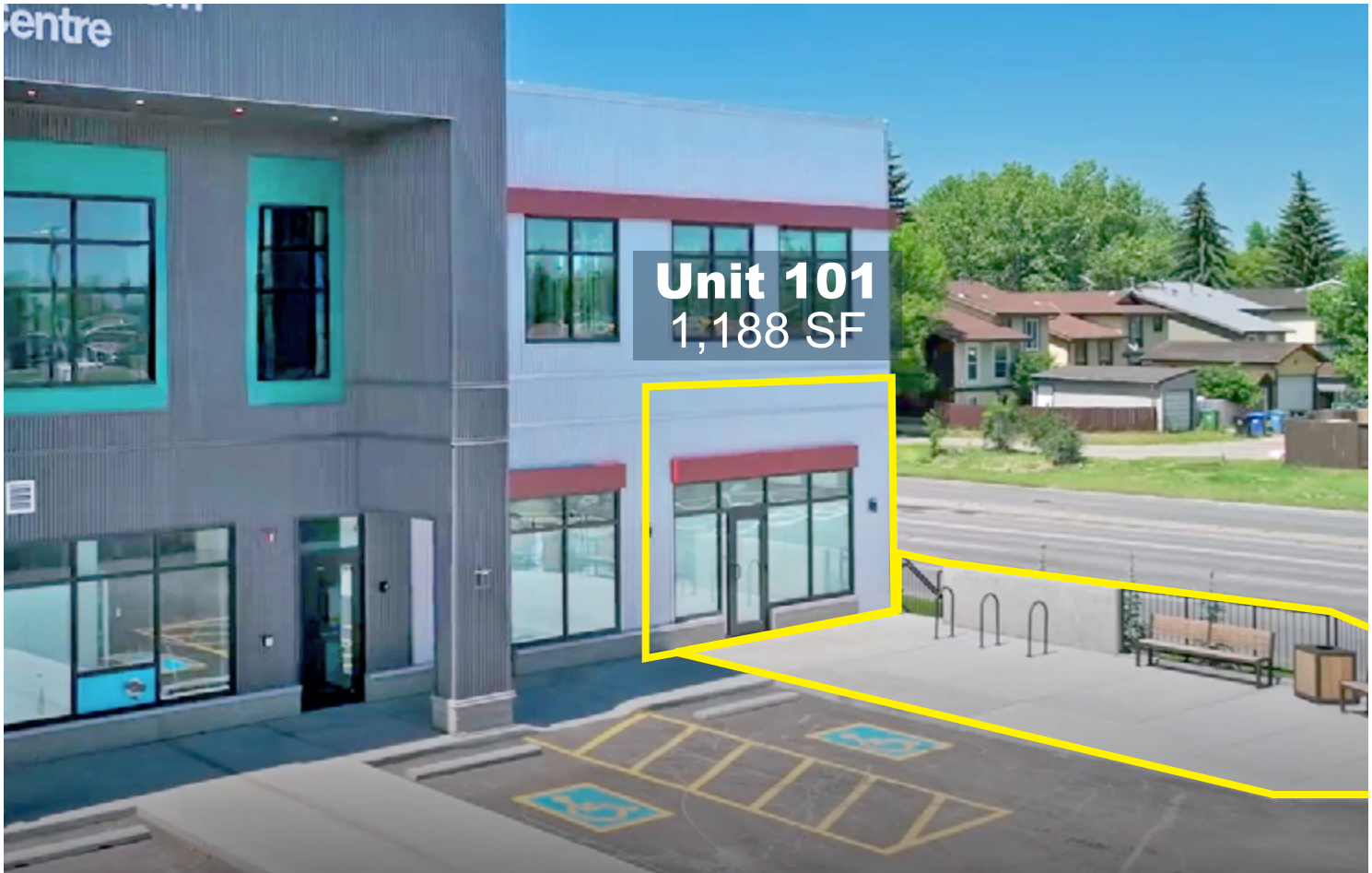
Unit A210, 9705 Horton Road SW,  
Calgary, Alberta, T2V 2X5  
P (403) 214-2344

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## Pineridge

### Property Details

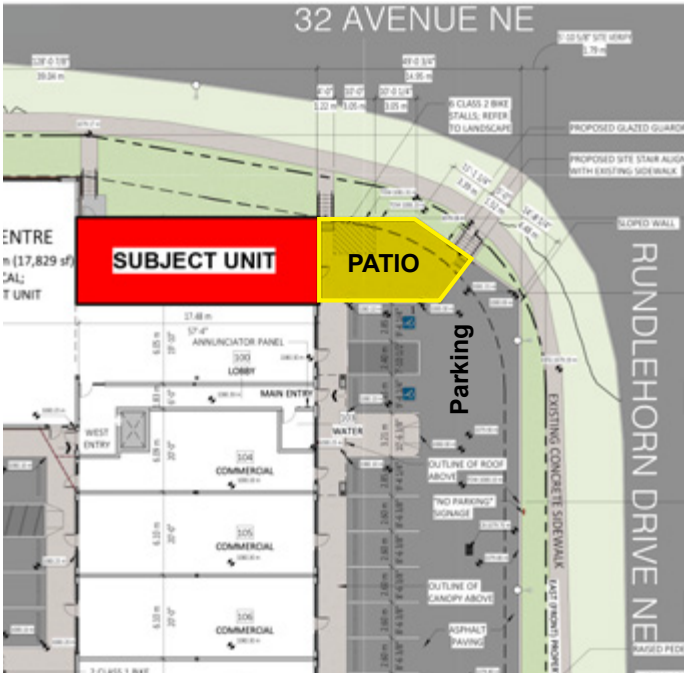
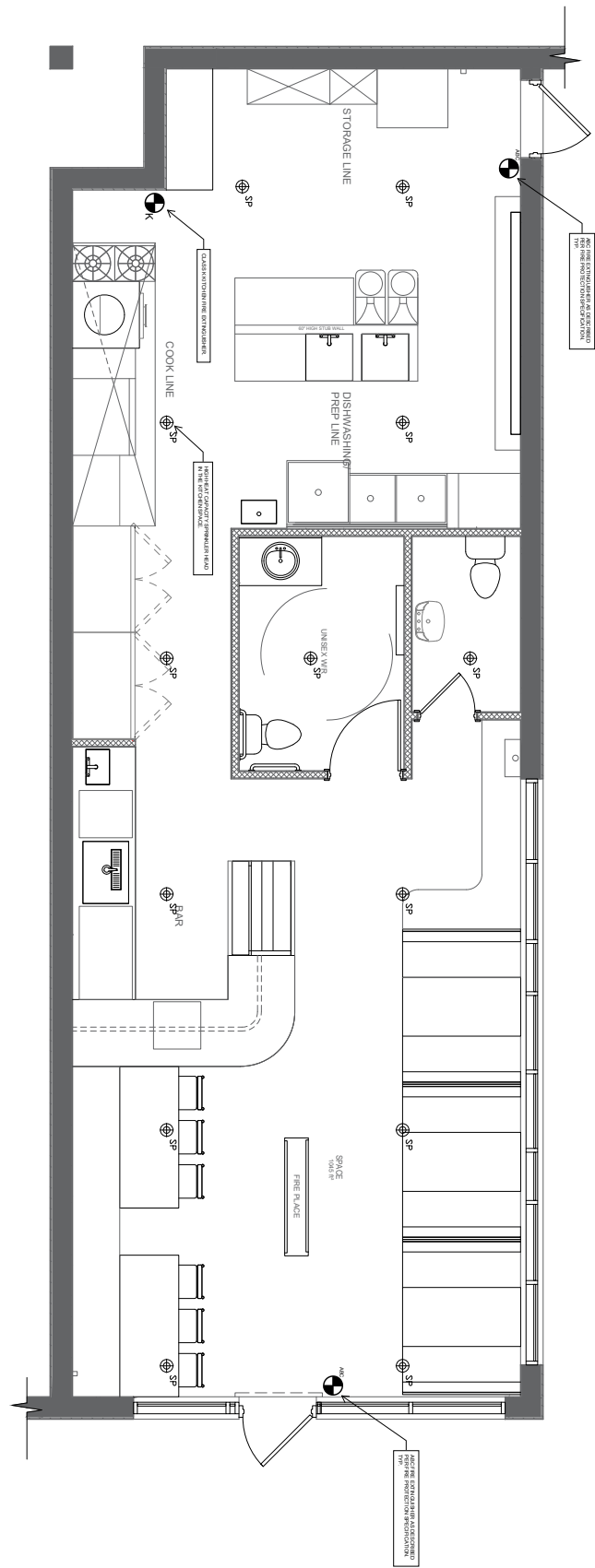
Size Available	Unit 101 - 1,188 SF (Includes an Outdoor Patio 629 SF)
Asking Price	\$75,000 (For Assets & DP)
Construction	Steel, 2 Storeys
Building Class	Class B
Availability	Immediately
Lease Terms	Commencement: May 24, 2024 Expiry: April 30, 2034
Current Monthly Rate	\$39 PSF Base Rent \$15 PSF Op Costs (Est. 2025) \$200 Signage \$5,714.71 (Including GST)
Zoning	DC (Direct Control)

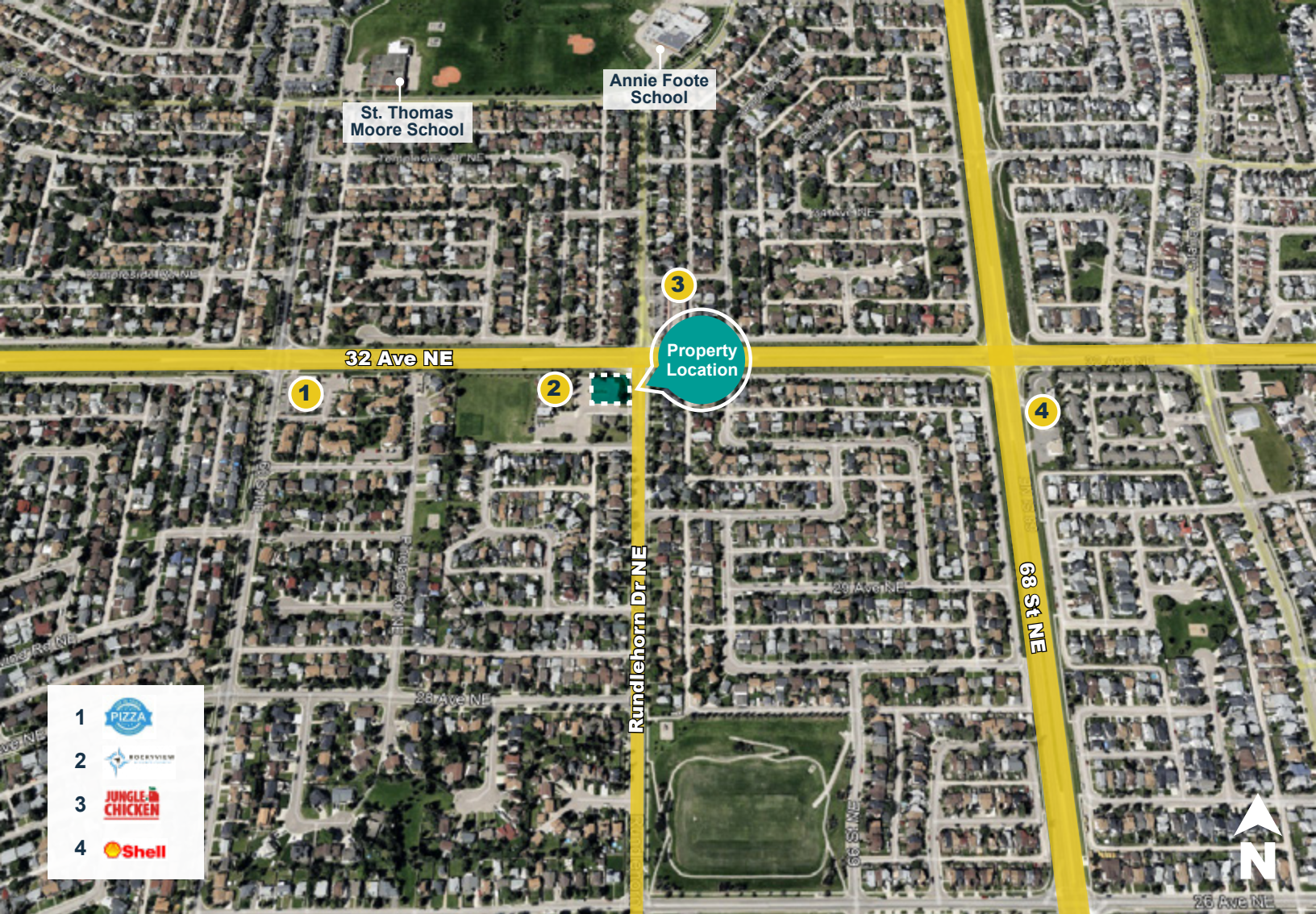




Floor Plan\*

\*Proposed Floor Plan Only (Not Built Out)





# Thank you for your interest!

For More Info.

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