



**GRASSROOTS**  
REALTY GROUP

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**180, 750 Nolan Hill Boulevard NW**  
**Calgary, Alberta**

**MLS # A2226568**



**\$900,000**

**Division:** Nolan Hill

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,467 sq.ft.

**Zoning:** C-N2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** SEE BROCHURE

The cafe's interior is thoughtfully designed, blending modern aesthetics with traditional Italian charm, creating a welcoming ambiance for patrons. The fully equipped kitchen and well-maintained facilities further enhance the operational efficiency of the establishment. Located in a bustling area with ample parking and high foot traffic, the cafe benefits from excellent visibility, making it an ideal spot for both regulars and new visitors. Entrepreneurs looking to build on a solid foundation will find this property brimming with potential and ready for new opportunities.