



**GRASSROOTS**  
REALTY GROUP

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145, 150 Nolanridge Court NW  
Calgary, Alberta

MLS # A2308854



**\$249,800**

<b>Division:</b>	Nolan Hill
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,200 sq.ft.
<b>Zoning:</b>	-

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** Seller to provide asset/equipment list

Turnkey opportunity to own a fully equipped Halal Pizza & Donair restaurant in the thriving and fast-growing community of Nolan Hill. Whether you choose to continue operating under the existing franchise or launch your own brand concept, this established business offers the perfect foundation for an ambitious owner-operator or investor. Strategically positioned in a busy retail area serving Nolan Hill and surrounding communities, this popular restaurant enjoys strong local traffic and a loyal customer base. The professionally outfitted kitchen is designed for high-volume efficiency and comes loaded with premium equipment, including an impressive 8-foot front canopy, dual donair rotisserie warmers, flat-top grill with burners, beverage coolers, and four digital menu displays to showcase your offerings. The pizza side is equally impressive, featuring a rear 9-foot commercial canopy, gas-fired conveyor pizza oven, deep fryer, multiple stainless steel prep stations, refrigerated sandwich prep units, walk-in cooler, commercial freezer, dough mixer, and everything needed for seamless day-to-day operations. Known for its flavorful Halal menu offerings and popular fish bites, this business has already built strong community recognition and repeat clientele not to mention multiple online platforms like SKIP, DOORDASH and UBER eats. With exceptionally reasonable rent of only \$6,000/month and approximately 8 years remaining on the lease, this is a rare chance to step into a profitable setup with long-term stability. Easy to operate with minimal staffing requirements, this is an ideal opportunity to be your own boss without the challenges and startup costs of building a restaurant from scratch. Skip the expensive setup and start generating revenue from day one with this established, fully operational business.