



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

135, 270 Nolanridge Crescent NW
Calgary, Alberta

MLS # A2338987



\$1,235,000

Division: Nolan Hill

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,589 sq.ft.

Zoning: IC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Fully Built Restaurant With Mezzanine Rented to Separate Tenant

Excellent opportunity to acquire a 1,589 sq. ft. turnkey restaurant space in the heart of the busy Nolanridge Crescent. The main floor is fully built out for a dine-in restaurant, offering an ideal setup for an established operator, franchise, or new concept looking for a quicker opening. The property also includes a mezzanine currently rented for \$2,800 per month, providing additional income to the owner. Surrounded by a growing residential community and a strong mix of retail and commercial businesses, this is an excellent opportunity to take over a fully improved restaurant space in a highly desirable location. Restaurant is also available for lease.