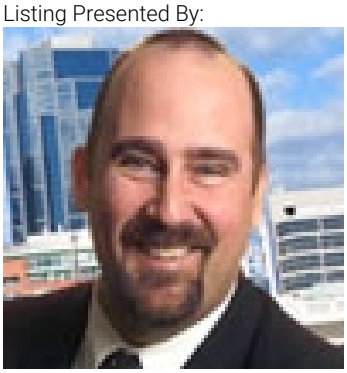


# 246 Nolanridge Crescent Calgary Alberta

$175,000

Location! Location! Location!Exceptional opportunity to own a highly visible corner-unit restaurant in the heart of the thriving Nolan Hill community, serving the surrounding areas of Sage Hill, Kincora, Glacier Ridge, Evanston, and Sherwood.This turnkey business is ideally positioned in a high-traffic retail location with excellent exposure and ample customer parking. The buyer has the flexibility to introduce their own restaurant concept, subject to landlord approval. Please note that a pizza concept is restricted.All equipment, fixtures, and furnishings are included, All equipment as good as new providing a seamless transition for the new owner. Benefit from low monthly rent and the opportunity to establish your business in one of Northwest Calgary's fastest-growing communities.Whether you are an experienced operator or an entrepreneur looking to be your own boss, this is an outstanding business opportunity that should not be missed.Contact your favorite REALTOR(R) today for more information and to arrange a private viewing. PLEASE DO NOT APPROACH STAFF, DISTURB OPERATIONS, OR VISIT THE BUSINESS WITHOUT A CONFIRMED APPOINTMENT.Rent $37.50 per square feet & Operating cost $14.00 per sq ft (id:6769)


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**RE/MAX Realty Professionals**

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