

For Sale or Lease

CAFE/DELI WITH ALL ASSETS INCLUDED



BUILT OUT RETAIL CONDO UNIT

750 NOLAN HILL BLVD. NW
CALGARY, ALBERTA



HIGHLIGHTS

- Fully built out café/bakery, located in the heart of Nolan Hill and situated within a brand-new community shopping center.
- The area of Nolan Hill is predominantly young middle aged starter families with above average incomes making it an ideal place to establish your business.
- Café/Deli was constructed thoughtfully using high end mill work, décor brick veneer, lighting and café/deli equipment.

PROPERTY DESCRIPTION

Price / Lease Rate: Contact Agent

Size: 1,467 sf

Property Tax: \$18,000/year est. 2025

Condo Fees: \$650/month

Year Built: 2023

Parking: Ample onsite lot

DETAILS

Based on a 3km radius



Population
9,500



Household
Income
\$129,000



Year Built
2023



Zoning
CN-2

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Real Estate Solutions

PHOTOS

750 Nolan Hill Blvd. NE, Calgary, Alberta



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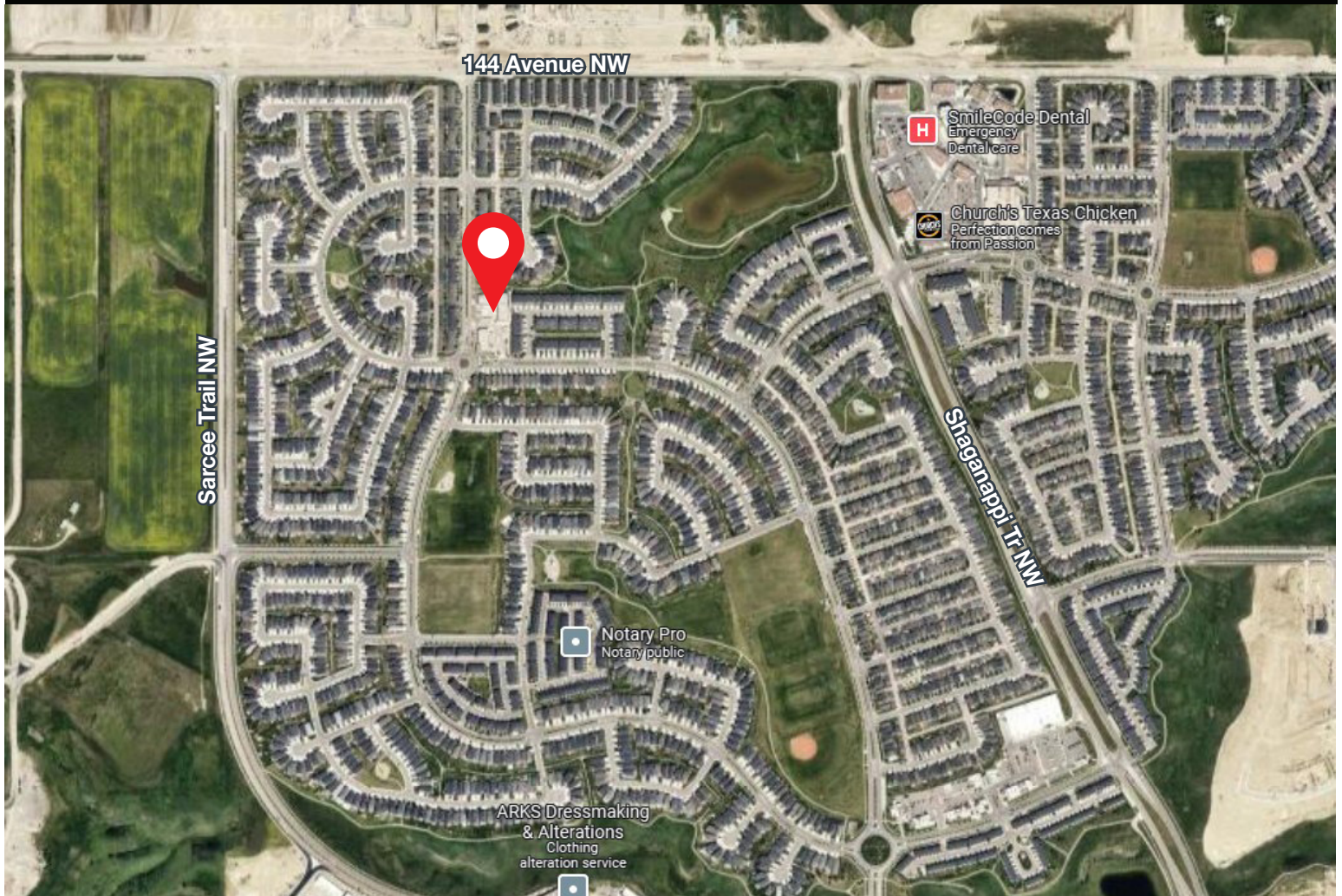
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LOCATION

750 Nolan Hill Blvd. NE, Calgary, Alberta



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