



**GRASSROOTS**  
REALTY GROUP

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**8 Nolan Hill Boulevard  
Calgary, Alberta**

**MLS # A2199485**



**\$200,000**

**Division:** Nolan Hill

**Type:** Business

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,146 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** see schedule

Other concept allowed subject to the landlord's approval! A Fantastic Northwest location to own a turn-key Vietnamese restaurant! A popular restaurant serving the established northwest community of Nolan Hill and surrounding communities over the past 9 years. Many repeat and loyal customers for dine-in and take out and have over 300 Google Reviews! A thriving location serving an established communities and future-proof with new communities coming online. The space is approximately 1100 sq. ft. with 34 seatings. Location is ideal for other cuisine subject to the landlord's approval. Call your favorite Realtor for more details!