



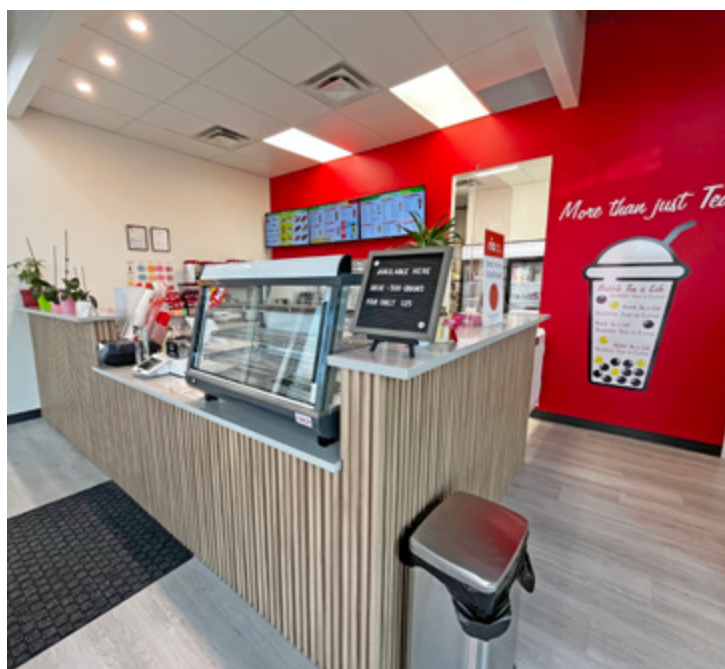
## Unit 150, 150 Nolanridge Court NW , Calgary AB

Bubble Tea Brewers - Nolan Hill

### PROPERTY DETAILS

Asking Price	\$300,000
Unit Size	1,059 SF
Current Rent	\$34 PSF
Op Costs	\$22 PSF (Est. 2025)
Term	Expires on June 30, 2034
Options	1 x 5 year term

- Established Brand with multiple locations and strong market presence
- Turnkey Operation** – Fully equipped and ready to run
- Prime NW Location** in Nolan Hill, with visibility from Sarcee Trail and close to Stoney Trail
- Rapidly **Growing Trade Area** – Surrounded by families, professionals, and commuters
- Strong Plaza** Positioning – Located in a vibrant commercial node with complementary tenants
- Ideal **Owner-Operator Opportunity** – Proven concept in a high-demand area



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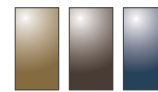
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# FOR SALE Business Assets

Unit 150, 150 Nolanridge Court NW | Calgary, AB

**Bubble Tea Opportunity**



**Blackstone**  
Commercial Real Estate Services Inc.



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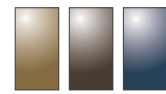
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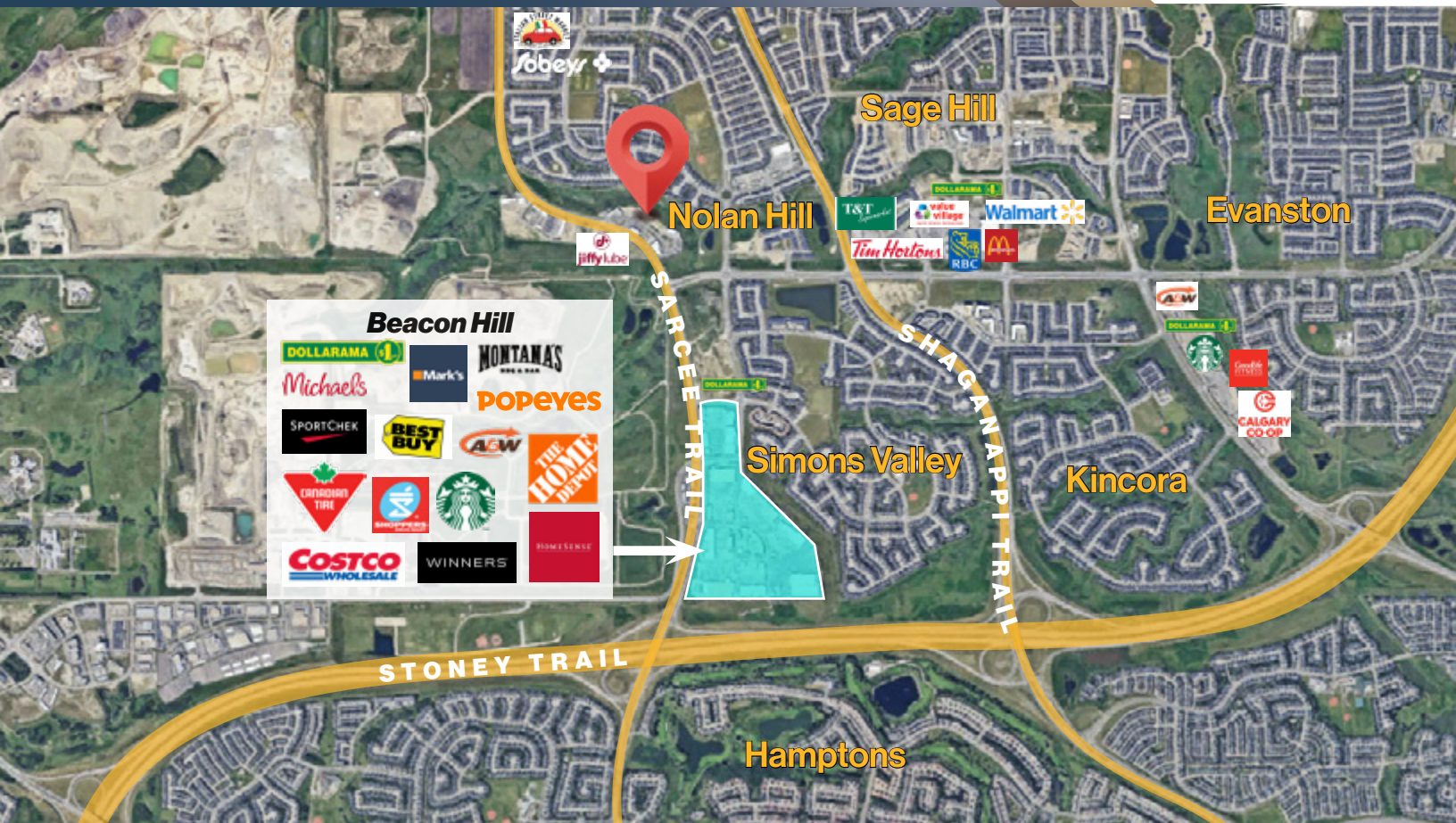
# FOR SALE Business Assets

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Bubble Tea Opportunity



**Blackstone**  
Commercial Real Estate Services Inc.



**NEIGHBORHOOD**  
Nolan Hill



**POPULATION**  
32,257



**MEDIAN AGE**  
35.4



**HOUSEHOLD INCOME**  
\$112,714



**TRAFFIC COUNT**  
10,000 VPD  
Sarcee Trail & Sherwood Blvd NW



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For more information, please contact one of our associates.

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