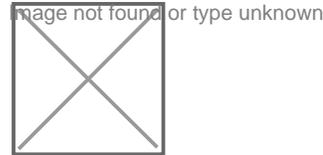


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 105, 246 NOLANRIDGE CRESCENT NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
32549

**MLS ID:**  
A2264921

**\$38**



 **AMANDEEP GILL**  
 (587) 969-2259

 Royal LePage METRO  
 403-400-0000

 105, 246 Nolanridge Crescent NW, Calgary , Alberta T3R 1W9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 190	<b>Lease Amount</b> 38.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> I-C	<b>Subdivision</b> Nolan Hill
<b>Year Built</b> 2020	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 2411638	<b>Building Area (Sq. Ft.)</b> 2938.00
<b>Building Area (Sq. M.)</b> 272.95	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b>		
Title		

Corner premier retail condo located in the desirable Nolan Hill Business Park with quick and easy access to Sarcee Trail and Stoney Trail NW, Calgary. Building is designed high quality finishing's and plenty of natural light. This condo unit has endless opportunities due to flexible I-C zoning (Industrial Commercial) offering incredible versatility to you as a business owner or investor. Suitable for Sports Centre, Optical Store, Printing, Showroom, Salons, Barber Shop, Data Centre, Medical or Professional Services, Offices, Restaurant & Grocery Store with the City permits. Possession is immediate, base rent \$38 psf and op cost \$15 psf. The adjacent unit also available for lease/sale.

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.