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150, 246 NOLANRIDGE CRESCENT NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
33406

MLS ID:
A2276838

\$639,900



 **LANCE BERRINGTON**
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 Royal LePage Benchmark
 403-253-1901

 150, 246 Nolanridge Crescent NW, Calgary , Alberta T3R 1W9

Transaction Type	Days On Market	Zoning
For Sale	4	I-C
Subdivision	Building Type	Year Built
Nolan Hill	Retail,See Remarks,Street Level Storefront,Strip Mall	2020
Structure Type	Property Type	Property Sub Type
Retail	Commercial	Retail
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
2411638	1101.00	102.29
Inclusions	Restrictions	Reports
N/A	Condo/Strata Approval	Condo/Strata Bylaws

Retail commercial bay comprising 1,101 sq. ft., located within a retail plaza in the Nolan Hill area of Northwest Calgary. The property benefits from exposure along Sarcee Trail, providing strong visibility and convenient access. Ample surface parking is available for customers and staff. The unit is in shell condition; no prior build-out or occupancy, allowing a purchaser to complete interior improvements to suit their requirements. Additional space may be available, subject to availability, approvals, and applicable agreements. The surrounding area is well established with high residential density and continued development, contributing to consistent area traffic and long-term commercial demand. The plaza features a mix of professional and service tenants, with exclusive use provisions in place for certain occupants. Additional tenants operate without exclusivity, contributing to a balanced tenant mix.

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