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135, 270 NOLANRIDGE CRESCENT NW FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Calgary, Alberta



Listing ID:
33789


MLS ID:
A2282211

\$1,480,000



 **JIM LI**
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 **MaxWell Capital Realty**
 403-282-7770

 135, 270 Nolanridge Crescent NW, Calgary , Alberta T3R 1J4

Transaction Type

For Sale

Zoning

I-C

Subdivision

Nolan Hill

Building Type

Condo Complex,Low Rise (2-4 stories),Mixed Use

Year Built

2023

Structure Type

Five Plus

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

2311463

Building Area (Sq. Ft.)

2996.00

Building Area (Sq. M.)

278.34

Inclusions

N/A

Restrictions

See Remarks

Reports

Floor Plans

Exceptional mixed-use commercial bay located in newly developed shopping centre, and surrounded by rapidly growing communities of NW Calgary . The main floor features a fully built-out restaurant space, for a turnkey opportunity. The second floor offers a dedicated office space, perfect for professional services. Great property as an investor! Or a owner-operator, while renting the other floor for additional income. Lease rate per square foot on retail level average in the High \$30's, and second floor office in the Mid \$20's. I-C Zoning allows for a flexible range of uses, including but not limited to Offices, Professional Services, Fitness, Health Care, Pet Care and Studios. With new residential communities under development nearby, this property benefits from increasing foot traffic, expanding population, and strong long-term growth potential. Ideal for investors, or businesses seeking a presence in a high-potential market with room to grow!

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