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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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 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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