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## 250, 318 NOLANRIDGE CRESCENT NW FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
34767


**MLS ID:**  
A2299809

**\$919,000**



 **PAUL GILL**  
 (403) 681-3406

 Century 21 Bravo Realty  
 403-250-2882

 250, 318 Nolanridge Crescent NW, Calgary , Alberta T3R 1W9

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 61	<b>Zoning</b> DC
<b>Subdivision</b> Nolan Hill	<b>Building Type</b> Retail	<b>Year Built</b> 2019
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 2211785	<b>Building Area (Sq. Ft.)</b> 1357.00	<b>Building Area (Sq. M.)</b> 126.07
<b>Inclusions</b> N/A	<b>Restrictions</b> Call Lister	<b>Reports</b> Aerial Photos, Building Plans, Floor Plans, Title

Located in the thriving Nolanridge commercial plaza just off Sarcee Trail, this 1,357 sq. ft. retail unit offers an exceptional opportunity for a variety of retail or service-based businesses. The space features a functional, open layout with modern improvements, allowing for efficient operations and a welcoming customer experience. The remainder of the plaza is fully occupied, making this the only available unit, and benefiting from strong daily traffic generated by neighbouring tenants including Petro-Canada, Pro Health Chiropractic, Sarcee Trail Animal Hospital, Affinity Academy (Jiu-Jitsu), and Danscott Studio. Surrounded by established businesses and dense residential growth, the property offers excellent visibility and accessibility. Ideal for boutique retail, personal services, or specialty use, this is a prime opportunity to establish your business in one of NW Calgary's fastest-growing communities. Offered for sale or lease, providing flexible options for both investors and owner-users.

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