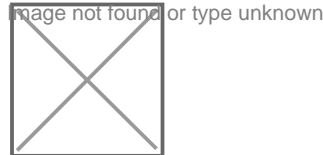


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198 NOLANRIDGE CRESCENT CRESCENT NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location Calgary, Alberta	Listing ID: 35477	MLS ID: A2316207	\$34
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ANDY BHALLA
 (403) 899-7171

Coldwell Banker YAD Realty
 587-897-4141

198 Nolanridge Crescent Crescent NW, Calgary , Alberta T3R 1W9

Exceptional leasing opportunity in the heart of Nolan Hill. This brand-new 1,604 SF corner retail unit offers outstanding exposure along busy Sarcee Trail, benefiting from strong vehicle and pedestrian traffic in one of Northwest Calgary's fastest-growing communities. Positioned within a modern commercial plaza, this highly visible space is surrounded by a large and expanding residential population, providing excellent potential for a wide range of retail, professional, medical, and service-based businesses. Ample on-site parking ensures convenience for both customers and staff. The development is anchored by upcoming medical and professional tenants, including physicians, physiotherapy, and chiropractic clinics, creating a strong complementary business environment and steady customer traffic. With competitive lease rates, premium exposure, and a growing customer base, this is a rare opportunity to establish your business in one of Calgary's most desirable commercial corridors. Suitable for a wide range of uses including retail, restaurant, café, bakery, medical, dental, physiotherapy, chiropractic, wellness, barber shop, salon, vape store, professional office, specialty services, and other permitted commercial uses under the applicable zoning.

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