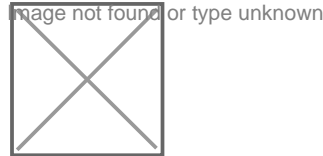


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 140, 246 NOLANRIDGE CRESCENT NW FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
22944


**MLS ID:**  
A2091912

**\$824,888**



 **GRACE YAN**  
 (403) 252-5900

 **ROYAL LEPAGE SOLUTIONS**  
 403-252-5900

 140, 246 Nolanridge Crescent NW, Calgary , Alberta T3R 1J4

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 297	<b>Zoning</b> I-C
<b>Subdivision</b> Nolan Hill	<b>Building Type</b> Retail, See Remarks, Street Level Storefront, Strip Mall	<b>Year Built</b> 2023
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 1911036	<b>Building Area (Sq. Ft.)</b> 1453.00	<b>Building Area (Sq. M.)</b> 134.99
<b>Lot Size (Sq. Ft.)</b> 52657	<b>Lot Size (Acres)</b> 1.21	<b>Inclusions</b> Vanilla Box condition
<b>Restrictions</b> Building Restriction, Landlord Approval	<b>Reports</b> Building Plans	

Discover a remarkable opportunity in Nolan Ridge, Calgary – a commercial retail space that defines excellence. Located in the heart of this thriving city, this space offers entrepreneurs and investors the chance to be part of something special. With modern architecture, a versatile layout, and a prime location amidst bustling shopping districts and thriving business centers, it's the canvas for your business vision. Whether you're planning a trendy boutique, a cutting-edge tech startup, or a chic restaurant or medical/dental, this space is ready to make your dream a reality. Day and night, your business will shine in this vibrant community. Don't miss your chance to own or lease this prime real estate in Nolan Ridge, Calgary. Contact us today to embark on your journey to success. Your future begins here.

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