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125, 246 NOLANRIDGE CRESCENT NW FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
26066


MLS ID:
A2145586

\$678,968.50



 **GURMAN BHATEJA**
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 125, 246 NolanRidge Crescent NW, Calgary , Alberta T3R 1W9

Transaction Type For Sale	Title Fee Simple	Days On Market 50
Zoning I-C	Subdivision Nolan Hill	Year Built 2020
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 1911036	Building Area (Sq. Ft.) 1269.10	Building Area (Sq. M.) 117.90
Inclusions none	Restrictions None Known	Reports Call Lister

Nolan Hill, nestled in Northwest Calgary, stands as a vibrant new community promising modern living amidst natural beauty. The listed unit at "246 Nolan Ridge Crescent" is located within the Nolan Hill Business Park, located on Symons Valley Parkway & Sarcee Trail NW. The unit offers versatile uses across sectors including healthcare, fitness, retail and consumer services, among others. The property also features a total of 68 parking spaces. The property features a tower clock that shows time in MST zone. The unit offers its separate title, electrical panel, gas & water meter. It is newly built, never occupied so don't wait any further, all showings by appointment only. The Unit can be available for lease at \$37.5/sqft base rent + operating costs approx \$13.9/sqft.

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