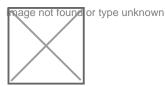


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

**(403)** 590-2233

■ URBAN-REALTY.ca

**403-590-2233** 

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125, 246 NolanRidge Crescent NW, Calgary , Alberta T3R 1W9

Transaction Type Title Days On Market

For Sale Fee Simple 50

ZoningSubdivisionYear BuiltI-CNolan Hill2020

Structure Type Property Type Property Sub Type

Retail Commercial Retail

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

1911036 1269.10 117.90

InclusionsRestrictionsReportsnoneNone KnownCall 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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