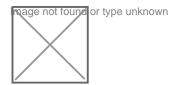


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

145, 270 NOLANRIDGE CRESCENT NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 26165

MLS ID: A2149560

\$779,700



△ CAIFFY NAGPAL

(403) 618-8393

Highline Real Estate Inc.

403-618-8393

M

145, 270 Nolanridge Crescent NW, Calgary , Alberta T3R 1J4

Transaction Type

For Sale

Subdivision

Nolan Hill

Structure Type

Flex

Legal Plan 2311463

Inclusions **Basic Shell** **Days On Market**

43

Building Type

Commercial Mix, Mixed Use

Property Type Commercial

Building Area (Sq. Ft.) 1356.00

Restrictions **Board Approval** Zoning

Year Built

IC

2023

Property Sub Type

Retail

Building Area (Sq. M.)

125.98

Reports **Building Plans**

Premier flex retail condo offer a prime location in the Nolan Hill Business Park, with convenient access to major roads in Calgary(Sarcee Trail and Stoney Trail NW). The flexible zoning(I-C) allows for a wide range of business types, making it an attractive option for business owners and investors. The high-quality finishing and abundant natural light further enhance the appeal of these spaces. Great option for an owner-user or an investor. Mezzanine is an option with City's approval. The potential to rent out a second level separately adds to the versatility and income potential. With permitted uses including offices, restaurants, warehouses, showrooms, and many more, there are plenty of opportunities for various types of businesses to thrive.

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