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145, 270 NOLANRIDGE CRESCENT NW FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
26165

MLS ID:
A2149560

\$779,700



 **CAIFFY NAGPAL**
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 Highline Real Estate Inc.
 403-618-8393

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

Transaction Type For Sale	Days On Market 43	Zoning IC
Subdivision Nolan Hill	Building Type Commercial Mix,Mixed Use	Year Built 2023
Structure Type Flex	Property Type Commercial	Property Sub Type Retail
Legal Plan 2311463	Building Area (Sq. Ft.) 1356.00	Building Area (Sq. M.) 125.98
Inclusions Basic Shell	Restrictions Board Approval	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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