

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


Location
Calgary, Alberta



Listing ID:
26165

MLS ID:
A2149560

\$779,700



 **CAIFFY NAGPAL**
 (403) 618-8393

 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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.