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## 240, 318 NOLANRIDGE CRESCENT NW FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
26473


**MLS ID:**  
A2156910

**\$999,000**



 **SUKH BRAR**  
 (403) 472-7200

 Royal LePage METRO  
 403-400-0000

 240, 318 Nolanridge Crescent NW, Calgary , Alberta T3R 1W9

|  |   |                                 |
|--|---|---------------------------------|
| <b>Transaction Type</b><br>For Sale            | <b>Days On Market</b><br>18                     | <b>Zoning</b><br>I-C            |
| <b>Subdivision</b><br>Nolan Hill               | <b>Year Built</b><br>2019                       | <b>Structure Type</b><br>Retail |
| <b>Property Type</b><br>Commercial             | <b>Property Sub Type</b><br>Retail              | <b>Legal Plan</b><br>2211785    |
| <b>Building Area (Sq. Ft.)</b><br>1570.00      | <b>Building Area (Sq. M.)</b><br>145.86         | <b>Inclusions</b><br>N/A        |
| <b>Restrictions</b><br>Call Lister, None Known | <b>Reports</b><br>Appraisal, Floor Plans, Title |                                 |

Discover an outstanding investment opportunity in the vibrant neighborhood of Nolan Hill. This prime retail commercial bay at #240, 318 Nolanridge Crescent NW, encompasses 1,570 square feet and currently hosts two successful franchise businesses. Situated in the heart of Nolan Hill, a secure and lucrative investment with a solid 6% cap rate. The area is rapidly growing community—this property offers exceptional accessibility via Sarcee Trail and serves as the primary entrance to the new Glacier Ridge community, spanning over 980 acres. With its strategic location and established tenant base, this commercial bay presents a compelling prospect for investors seeking a reliable and profitable addition to their portfolio in a dynamic, expanding market. In addition to its prime location and solid tenant history, the property's modern infrastructure and design provide long-term value and adaptability for future business needs. Investors will appreciate the strong potential for capital appreciation as the surrounding area continues to develop, making this property not only a stable income-generating asset but also a promising investment for future growth. Don't miss this out (Please note that businesses are not for sale its property only with the long term leases)

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