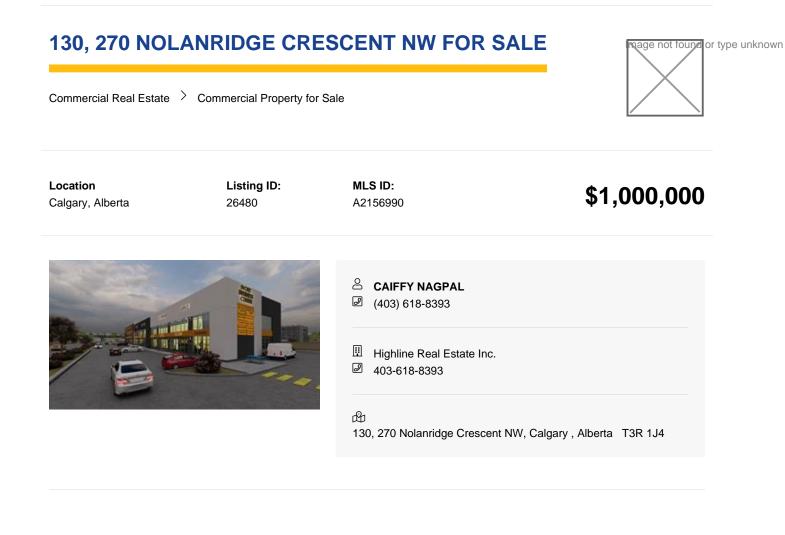


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Transaction Type For Sale	Days On Market 17	Zoning IC
Subdivision	Year Built	Structure Type
Nolan Hill	2023	Flex
Property Type	Property Sub Type	Legal Plan
Commercial	Retail	2311463
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Inclusions
1587.00	147.44	Basic Shell
Restrictions	Reports	
Call Lister	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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