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105, 246 NOLANRIDGE CRESCENT NW FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
31297


MLS ID:
A2238736

\$38



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

 105, 246 Nolanridge Crescent NW, Calgary , Alberta T3R 1W9

Transaction Type For Lease	Days On Market 11	Lease Amount 38.00
Lease Frequency Monthly	Zoning I - C	Subdivision Nolan Hill
Building Type Commercial Mix	Year Built 2024	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Building Area (Sq. Ft.) 15274.12
Building Area (Sq. M.) 1419.00	Inclusions Basic Shell	Restrictions Board Approval
Reports Building Plans		

Corner premier retail condo located in the desirable Nolan Hill Business Park with quick and easy access to Sarcee Trail and Stoney Trail NW, Calgary. Building is designed high quality finishing's and plenty of natural light. This condo unit has endless opportunities due to flexible I-C zoning (Industrial Commercial) offering incredible versatility to you as a business owner or investor. Suitable for Sports Centre, Optical Store, Printing, Showroom, Salons, Barber Shop, Data Centre, Medical or Professional Services, Offices, Restaurant & Grocery Store with the City permits. Possession is immediate, base rent \$38 psf and op cost \$15 psf. The adjacent unit also available for lease/sale

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