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## 105, 246 NOLANRIDGE CRESCENT NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
32549

**MLS ID:**  
A2264921

**\$38**



 **AMANDEEP GILL**  
 (587) 969-2259

 Royal LePage METRO  
 403-400-0000

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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 154	<b>Lease Amount</b> 38.00
<b>Lease Frequency</b> Monthly	<b>Zoning</b> I-C	<b>Subdivision</b> Nolan Hill
<b>Year Built</b> 2020	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 2411638	<b>Building Area (Sq. Ft.)</b> 2938.00
<b>Building Area (Sq. M.)</b> 272.95	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b>		
Title		

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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