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150, 246 NOLANRIDGE CRESCENT NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
33406

MLS ID:
A2276838

\$639,900



 **LANCE BERRINGTON**
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 Royal LePage Benchmark
 403-253-1901

 150, 246 Nolanridge Crescent NW, Calgary , Alberta T3R 1W9

Transaction Type For Sale	Days On Market 77	Zoning I-C
Subdivision Nolan Hill	Building Type Retail,See Remarks,Street Level Storefront,Strip Mall	Year Built 2020
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 2411638	Building Area (Sq. Ft.) 1101.00	Building Area (Sq. M.) 102.29
Inclusions N/A	Restrictions Condo/Strata Approval	Reports Condo/Strata Bylaws

Retail commercial bay comprising 1,101 sq. ft., located within a retail plaza in the Nolan Hill area of Northwest Calgary. The property benefits from exposure along Sarcee Trail, providing strong visibility and convenient access. Ample surface parking is available for customers and staff. The unit is in shell condition; no prior build-out or occupancy, allowing a purchaser to complete interior improvements to suit their requirements. Additional space may be available, subject to availability, approvals, and applicable agreements. The surrounding area is well established with high residential density and continued development, contributing to consistent area traffic and long-term commercial demand. The plaza features a mix of professional and service tenants, with exclusive use provisions in place for certain occupants. Additional tenants operate without exclusivity, contributing to a balanced tenant mix.

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