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## 130, 246 NOLANRIDGE CRESCENT NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
33758

**MLS ID:**  
A2281870

**\$35**



 **PAUL GILL**  
 (403) 681-3406

 Century 21 Bravo Realty  
 403-250-2882

  
130, 246 Nolanridge Crescent NW, Calgary , Alberta T3R 1W9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 99	<b>Lease Amount</b> 35.00
<b>Lease Frequency</b> Annually	<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> 1107.00
<b>Building Area (Sq. M.)</b> 102.84	<b>Lot Size (Sq. Ft.)</b> 52657	<b>Lot Size (Acres)</b> 1.21
<b>Inclusions</b> N/A	<b>Restrictions</b> Call Lister, Restrictive Covenant	<b>Reports</b> Aerial Photos

Opportunity to lease a 1,107 sq ft commercial bay in a well-established retail plaza in Nolan Hill. Delivered in shell condition, this unit is ideal for retail, medical, office, or specialty service uses. Join a strong tenant mix including restaurant, pizza, grocery, pharmacy, medical, physio, and wellness operators. Excellent exposure, ample surface parking, and surrounded by growing residential density. Landlord open to creative lease terms and improvement incentives.

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