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GREAT OPPORTUNITY TO OWN A COMMERCIAL UNIT IN THE RAPIDLY GROWING COMMUNITY OF NOLAN HILL. THIS...



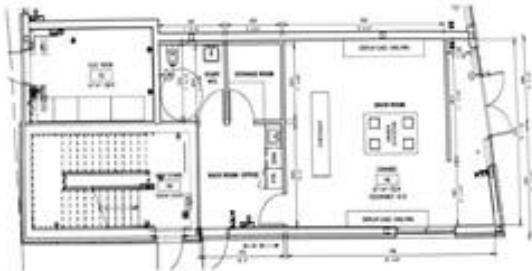
Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta



Listing ID:
34651

MLS ID:
A2297590

\$475,000



 **ZEENAT TAGHVAI**
 (403) 850-6957

 RE/MAX Real Estate (Mountain View)
 403-247-5171

 Calgary , Alberta

Transaction Type For Sale	Title Fee Simple	Days On Market 2
Zoning I-C	Building Type Retail	Year Built 2021
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Building Area (Sq. Ft.) 9160.09	Building Area (Sq. M.) 850.99	Inclusions Seller will provide equipment list along with the offer.
Restrictions None Known	Reports Financial Statements	

Great opportunity to own a commercial unit in the rapidly growing community of Nolan Hill. This location offers excellent exposure, steady foot traffic, and convenient access from major surrounding roadways. The area's expanding population and strong demographics support consistent demand for retail services. The unit is situated in a busy commercial plaza alongside complementary businesses, enhancing visibility and customer flow. The buyer may have the flexibility to change the use of the unit, subject to condo board approval. This is a rare opportunity to secure valuable commercial real estate in Northwest Calgary. Seller financing may be available, helping reduce the need for a large upfront cash down payment.

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