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250, 318 NOLANRIDGE CRESCENT NW FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
34767


MLS ID:
A2299809

\$949,900



 **PAUL GILL**
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 Century 21 Bravo Realty
 403-250-2882


250, 318 Nolanridge Crescent NW, Calgary , Alberta T3R 1W9

Transaction Type For Sale	Days On Market 5	Zoning DC
Subdivision Nolan Hill	Building Type Retail	Year Built 2019
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 2211785	Building Area (Sq. Ft.) 1357.00	Building Area (Sq. M.) 126.07
Inclusions N/A	Restrictions Call Lister	Reports Aerial Photos, Building Plans, Floor Plans, Title

Located in the thriving Nolanridge commercial plaza just off Sarcee Trail, this 1,357 sq. ft. retail unit offers an exceptional opportunity for a variety of retail or service-based businesses. The space features a functional, open layout with modern improvements, allowing for efficient operations and a welcoming customer experience. The remainder of the plaza is fully occupied, making this the only available unit, and benefiting from strong daily traffic generated by neighbouring tenants including Petro-Canada, Pro Health Chiropractic, Sarcee Trail Animal Hospital, Affinity Academy (Jiu-Jitsu), and Danscott Studio. Surrounded by established businesses and dense residential growth, the property offers excellent visibility and accessibility. Ideal for boutique retail, personal services, or specialty use, this is a prime opportunity to establish your business in one of NW Calgary's fastest-growing communities. Offered for sale or lease, providing flexible options for both investors and owner-users.

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