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250, 318 NOLANRIDGE CRESCENT NW FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta



Listing ID:
34768


MLS ID:
A2299814

\$40



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

 Century 21 Bravo Realty
 403-250-2882


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

Transaction Type For Lease	Days On Market 6	Lease Amount 40.00
Lease Frequency Annually	Zoning I-C	Subdivision Nolan Hill
Building Type Commercial Mix	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, Call Lister, Floor Plans	

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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