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## 340, 318 NOLANRIDGE CRESCENT NW FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
34961


**MLS ID:**  
A2303933

**\$1,150,000**



 **RAMESH VERMA**  
 (403) 547-4102

 Real Estate Professionals Inc.  
 403-547-4102

 340, 318 Nolanridge Crescent NW, Calgary , Alberta T3R 1W9

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<b>Transaction Type</b> For Sale	<b>Days On Market</b> 8	<b>Zoning</b> DC
<b>Subdivision</b> Nolan Hill	<b>Year Built</b> 2019	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 2211785
<b>Building Area (Sq. Ft.)</b> 1647.00	<b>Building Area (Sq. M.)</b> 153.01	<b>Inclusions</b> NA
<b>Restrictions</b> None Known	<b>Reports</b> None	

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An excellent investment opportunity in Calgary NW featuring a 1,647 sq ft retail unit fully leased to a liquor store operator, providing stable and passive income. The property is secured under a Triple Net lease generating \$64,986 annually, with approximately 7 years remaining on the term, making it ideal for investors seeking long-term cash flow. This well-maintained unit is situated in a desirable location and includes exclusive use for a liquor store, adding strong tenant security and long-term value. A turnkey investment with an established tenant in place—please note that the business is operated by the tenant and the unit is being sold as an income-producing leased property. DO NOT approach the tenant!

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