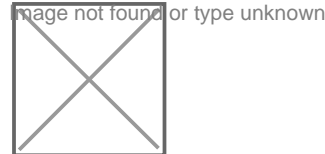


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

130, 270 NOLANRIDGE CRESCENT NW FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
35343

MLS ID:
A2312944

\$1,200,000



 **CAIFFY NAGPAL**
 (403) 618-8393

 Highline Real Estate Inc.
 403-618-8393

 130, 270 Nolanridge Crescent NW, Calgary , Alberta T3R 1J4

Transaction Type

For Sale

Days On Market

16

Zoning

IC

Subdivision

Nolan Hill

Year Built

2023

Structure Type

Flex

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

2311463

Building Area (Sq. Ft.)

1589.00

Building Area (Sq. M.)

147.62

Inclusions

Basic Shell with Mezzanine With City Approval

Restrictions

Call Lister

Reports

Building Plans

Premier flex retail condo offer a prime location in the Nolan Hill Business Park, with convenient access to major roads in Calgary(Sarcee Trail and Stoney Trail NW). The flexible zoning(I-C) allows for a wide range of business types, making it an attractive option for business owners and investors. The high-quality finishing and abundant natural light further enhance the appeal of these spaces. Great option for an owner-user or an investor. Mezzanine is an option with City's approval. The potential to rent out a second level separately adds to the versatility and income potential. With permitted uses including offices, restaurants, warehouses, showrooms, and many more, there are plenty of opportunities for various types of businesses to thrive.

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