

# \$38 - 105, 246 Nolanridge Crescent Nw, Calgary

MLS® #A2238736

## \$38

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Nolan Hill, Calgary, Alberta



Corner premier retail condo located in the desirable Nolan Hill Business Park with quick and easy access to Sarcee Trail and Stoney Trail NW, Calgary. Building is designed high quality finishing's and plenty of natural light. This condo unit has endless opportunities due to flexible I-C zoning (Industrial Commercial) offering incredible versatility to you as a business owner or investor. Suitable for Sports Centre, Optical Store, Printing, Showroom, Salons, Barber Shop, Data Centre, Medical or Professional Services, Offices, Restaurant & Grocery Store with the City permits. Possession is immediate, base rent \$38 psf and op cost \$15 psf. The adjacent unit also available for lease/sale

Built in 2024

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2238736   |
| Price      | \$38       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2024       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

## Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 105, 246 Nolanridge Crescent Nw |
| Subdivision | Nolan Hill                      |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3R 1W9                         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 42              |
| Zoning         | I - C           |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Highline Real Estate Inc. |
|----------------|---------------------------|

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