



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**150, 246 Nolanridge Crescent NW  
Calgary, Alberta**

**MLS # A2232063**



**\$649,999**

**Division:** Nolan Hill

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,101 sq.ft.

**Zoning:** I-C

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Discover a rare opportunity to own a brand new 1,101 square foot retail commercial bay in Nolan Hill, one of Northwest Calgary's busiest communities. This newly constructed plaza offers excellent visibility from Sarcee Trail with easy road access and large parking availability for customers. The steady traffic in the area makes it an ideal location for a wide range of businesses. The surrounding area is well-established with strong residential density and continued development, ensuring a consistent customer base. The unit is brand new, allowing buyers to customize the space to suit their business or investment needs. Existing businesses in the plaza include exclusive uses such as a general physician, pharmacy, pizza, massage, and physiotherapy. There are also current tenants without exclusivity for grocery, a meat shop, and an Indian restaurant, providing a well-rounded mix of services and strong potential for complementary businesses. This is a fantastic opportunity for investors or owner-users looking to establish themselves in a high-demand commercial corridor with long-term upside. Whether you're looking to set up your own business or lease it out, this Nolan Hill retail bay is a great addition to any portfolio.