



**GRASSROOTS**  
REALTY GROUP

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**130, 246 Nolanridge Crescent NW  
Calgary, Alberta**

**MLS # A2241028**



**\$35 per sq.ft.**

**Division:** Nolan Hill

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,107 sq.ft.

**Zoning:** I-C

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.21 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Position your business in a dynamic and thriving plaza in the Nolan Hill community. This 1,107 square foot commercial unit, offered in shell condition, is perfect for businesses looking to customize their own space. The plaza is already home to a diverse mix of tenants, including a restaurant, pizza shop, physiotherapy and chiropractic clinic, doctor's office, pharmacy, grocery store, and massage clinic. With several other units still available, this plaza offers a fantastic opportunity for various businesses to thrive in a high-traffic, rapidly growing area. Don't miss your chance to establish your business in this vibrant community.