



**GRASSROOTS**  
REALTY GROUP

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**105, 246 Nolanridge Crescent NW  
Calgary, Alberta**

**MLS # A2264921**



**\$38 per sq.ft.**

**Division:** Nolan Hill

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,938 sq.ft.

**Zoning:** I-C

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

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.