



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2281870**



**\$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:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 1.21 Acres

**Lot Feat:** -

Opportunity to lease a 1,107 sq ft commercial bay in a well-established retail plaza in Nolan Hill. Delivered in shell condition, this unit is ideal for retail, medical, office, or specialty service uses. Join a strong tenant mix including restaurant, pizza, grocery, pharmacy, medical, physio, and wellness operators. Excellent exposure, ample surface parking, and surrounded by growing residential density. Landlord open to creative lease terms and improvement incentives.