



GRASSROOTS
REALTY GROUP

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

**135, 270 Nolanridge Crescent NW
Calgary, Alberta**

MLS # A2282211



\$1,480,000

Division: Nolan Hill

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,996 sq.ft.

Zoning: I-C

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Exceptional mixed-use commercial bay located in newly developed shopping centre, and surrounded by rapidly growing communities of NW Calgary . The main floor features a fully built-out restaurant space, for a turnkey opportunity. The second floor offers a dedicated office space, perfect for professional services. Great property as an investor! Or a owner-operator, while renting the other floor for additional income. Lease rate per square foot on retail level average in the High \$30's, and second floor office in the Mid \$20's. I-C Zoning allows for a flexible range of uses, including but not limited to Offices, Professional Services, Fitness, Health Care, Pet Care and Studios. With new residential communities under development nearby, this property benefits from increasing foot traffic, expanding population, and strong long-term growth potential. Ideal for investors, or businesses seeking a presence in a high-potential market with room to grow!