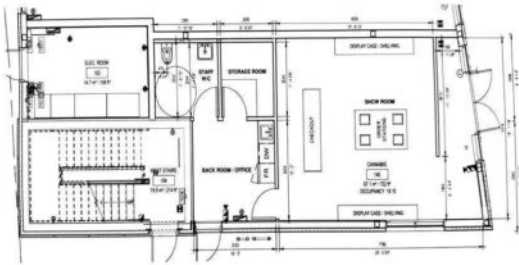




**MLS # A2297590**

**Calgary, Alberta**

**\$475,000**



<b>Division:</b>	Calgary
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	9,160 sq.ft.
<b>Zoning:</b>	I-C

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** Seller will provide equipment list along with the offer.

Great opportunity to own a commercial unit in the rapidly growing community of Nolan Hill. This location offers excellent exposure, steady foot traffic, and convenient access from major surrounding roadways. The area's expanding population and strong demographics support consistent demand for retail services. The unit is situated in a busy commercial plaza alongside complementary businesses, enhancing visibility and customer flow. The buyer may have the flexibility to change the use of the unit, subject to condo board approval. This is a rare opportunity to secure valuable commercial real estate in Northwest Calgary. Seller financing may be available, helping reduce the need for a large upfront cash down payment.