



**GRASSROOTS**  
REALTY GROUP

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140, 750 Nolan Hill Boulevard NW  
Calgary, Alberta

MLS # A2298511



**\$799,000**

<b>Division:</b>	Nolan Hill
<b>Type:</b>	Retail
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Nolan Crossing
<b>Bus. Name:</b>	-
<b>Size:</b>	1,256 sq.ft.
<b>Zoning:</b>	C-N2

<b>Heating:</b>	Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Other	<b>Utilities:</b>	Electricity, Natural Gas, Garbage Collection, High Speed
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	City Lot, Corner Lot
<b>Inclusions:</b>	HVAC		

INVESTMENT OPPURTUNITY OF LEASED BAY OR END-USER AVAILABILITY / LEASED RETAIL BAY / IN ESTABLISHED HIGH-INCOME HOUSEHOLD NEIGHBOURHOOD / Great opportunity to lease a newly built retail space located in the NW community of Nolan Hill. Well built, 1256 sq. ft. with excellent exposure. Zoning supports number of retail uses. This corner plaza is on two major streets within the community and surrounded by high density residential neighborhood with high median income.