



**GRASSROOTS**  
REALTY GROUP

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**340, 318 Nolanridge Crescent NW  
Calgary, Alberta**

**MLS # A2303933**



**\$1,150,000**

**Division:** Nolan Hill

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 17,728 sq.ft.

**Zoning:** DC

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

An excellent investment opportunity in Calgary NW featuring a 1,647 sq ft retail unit fully leased to a liquor store operator, providing stable and passive income. The property is secured under a Triple Net lease generating \$64,986 annually, with approximately 7 years remaining on the term, making it ideal for investors seeking long-term cash flow. This well-maintained unit is situated in a desirable location and includes exclusive use for a liquor store, adding strong tenant security and long-term value. A turnkey investment with an established tenant in place—please note that the business is operated by the tenant and the unit is being sold as an income-producing leased property.