



GRASSROOTS
REALTY GROUP

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**280, 198 Nolanridge Crescent NW
Calgary, Alberta**

MLS # A2166915



\$415,450

Division: Nolan Hill

Type: Business

Bus. Type: Retail

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,187 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

Welcome to these second and third floor units ranging from 590 sqft - 21,330 sqft in the thriving community of Nolan Hill, NW Calgary. Located on high-traffic Sarcee Trail, this space offers exceptional visibility and is perfect for a wide range of uses, including Professional, medical or dental offices, veterinary clinics, restaurants, gyms, salons, etc. Surrounded by numerous anchor tenants and shopping centres, this prime location is also supported by a growing, high-density residential population from neighbouring communities. Listing unit is 1187 sqft. Available for lease as well.