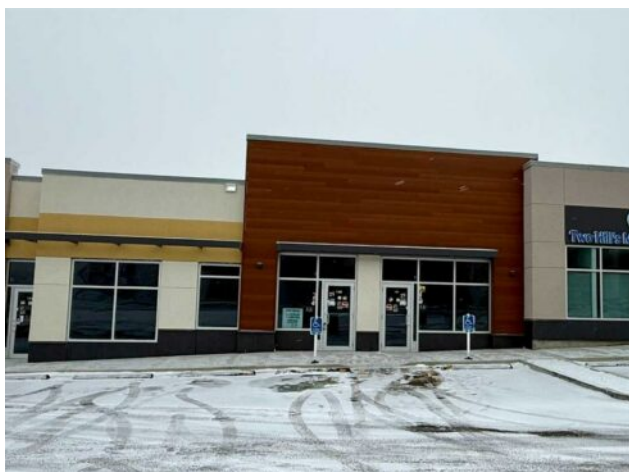


**150, 246 Nolanridge Crescent NW
Calgary, Alberta**

MLS # A2276838



\$639,900

Division:	Nolan Hill
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,101 sq.ft.
Zoning:	I-C
Heating:	-
Floors:	-
Roof:	-
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	N/A
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Retail commercial bay comprising 1,101 sq. ft., located within a retail plaza in the Nolan Hill area of Northwest Calgary. The property benefits from exposure along Sarcee Trail, providing strong visibility and convenient access. Ample surface parking is available for customers and staff. The unit is in shell condition; no prior build-out or occupancy, allowing a purchaser to complete interior improvements to suit their requirements. Additional space may be available, subject to availability, approvals, and applicable agreements. The surrounding area is well established with high residential density and continued development, contributing to consistent area traffic and long-term commercial demand. The plaza features a mix of professional and service tenants, with exclusive use provisions in place for certain occupants. Additional tenants operate without exclusivity, contributing to a balanced tenant mix.