

**145, 246 Nolanridge Crescent NW  
Calgary, Alberta**

**MLS # A2091912**



# \$673,999

**Division:** Nolan Hill

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,101 sq.ft.

**Zoning:** I-C

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.21 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Vanilla Box condition

Discover a remarkable opportunity in Nolan Ridge, Calgary &ndash; a commercial retail space that defines excellence. Located in the heart of this thriving city, this space offers entrepreneurs and investors the chance to be part of something special. With modern architecture, a versatile layout, and a prime location amidst bustling shopping districts and thriving business centers, it's the canvas for your business vision. Whether you're planning a trendy boutique, a cutting-edge tech startup, or a chic restaurant or medical/dental, this space is ready to make your dream a reality. Day and night, your business will shine in this vibrant community. Don't miss your chance to own or lease this prime real estate in Nolan Ridge, Calgary. Contact us today to embark on your journey to success. Your future begins here.