

125, 246 NolanRidge Crescent NW
Calgary, Alberta

MLS # A2145586



\$678,968

Division:	Nolan Hill
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,269 sq.ft.
Zoning:	I-C

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	none		

Nolan Hill, nestled in Northwest Calgary, stands as a vibrant new community promising modern living amidst natural beauty. The listed unit at "246 Nolan Ridge Crescent" is located within the Nolan Hill Business Park, located on Symons Valley Parkway & Sarcee Trail NW. The unit offers versatile uses across sectors including healthcare, fitness, retail and consumer services, among others. The property also features a total of 68 parking spaces. The property features a tower clock that shows time in MST zone. The unit offers its separate title, electrical panel, gas & water meter. It is newly built, never occupied so don't wait any further, all showings by appointment only. The Unit can be available for lease at \$37.5/sqft base rent + operating costs approx \$13.9/sqft.