

205, 50 Nolanridge Court NW
Calgary, Alberta

MLS # A2162777



\$750,000

Division: Nolan Hill

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 32,000 sq.ft.

Zoning: IC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Fridge

RARE FIND EXCEPTIONAL COMMERCIAL OFFICE SPACE IN CALGARY'S THRIVING NORTHWEST. Perfect for accountants, lawyers, engineering, financial services, salons, tutoring centers or Montessori, medical services, and many more. Alternatively, an investor can rent out the individual offices and generate a 7% cap rate! This is your opportunity to own a beautifully built-out premium space in Calgary's sought-after northwest corridor. Located at The Point at Nolan Ridge, this unit was meticulously finished in 2023 and is in virtually new condition with high-quality materials. Key Features: • 3 well-appointed offices, a large boardroom, reception area, dedicated kitchen/staff room, storage/server room and an internal bathroom, all designed to accommodate a variety of professional needs and ensure operational efficiency. • Purchase the adjacent unit 210 and a total of 2,430 SF is available for even greater flexibility in use. • Superior finishings, with attention to detail evident in every aspect of its design and functionality, setting a new standard for professional environments. • Prime Location within the Nolan Ridge commercial district and nearby Beacon Hill commercial district and the affluent communities of Nolan Hill, Sage Hill, Sherwood, and Kincora. This location combines accessibility to a growing community with the serene backdrop of Calgary's northwest, ideal for businesses seeking a balance of convenience and quality of life. • Especially suited for professional offices or medical practices, this space is versatile enough to cater to a broad spectrum of services. • This offering represents a rare chance to position your business or investment in one of Calgary's most desirable areas, benefitting from the growth and dynamism of the surrounding communities. Invest in Excellence. Discover the

potential of The Point at Nolan Ridge. Contact us to book an appointment for a private viewing and explore how this space can elevate your professional presence in Calgary.