

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

**MLS # A2189573**



**\$659,000**

**Division:** Nolan Hill

**Type:** Business

**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:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Set up your business in a vibrant and rapidly growing plaza in the heart of the Nolan Hill community. This 1,101-square-foot commercial space, available in shell condition, offers the perfect opportunity to design and tailor your space to meet your unique business needs. The plaza boasts a diverse range of established tenants, including a restaurant, pizza shop, physiotherapy and chiropractic clinic, doctor's office, pharmacy, grocery store, and massage clinic. With additional units still available, this high-traffic location presents an excellent opportunity for businesses to flourish. Seize the chance to become part of this dynamic community today!