



**GRASSROOTS**  
REALTY GROUP

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340, 318 Nolanridge Crescent NW  
Calgary, Alberta

MLS # A2303933



**\$1,150,000**

Division: Nolan Hill

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,647 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NA

An excellent investment opportunity in Calgary NW featuring a 1,647 sq ft retail unit fully leased to a liquor store operator, providing stable and passive income. The property is secured under a Triple Net lease generating \$64,986 annually, with approximately 7 years remaining on the term, making it ideal for investors seeking long-term cash flow. This well-maintained unit is situated in a desirable location and includes exclusive use for a liquor store, adding strong tenant security and long-term value. A turnkey investment with an established tenant in place—please note that the business is operated by the tenant and the unit is being sold as an income-producing leased property. DO NOT approach the tenant!