



GRASSROOTS
REALTY GROUP

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**115, 270 Nolanridge Crescent NW
Calgary, Alberta**

MLS # A2339081



\$1,400,000

Division: Nolan Hill

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,660 sq.ft.

Zoning: IC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Fully Built

Excellent opportunity to purchase a 1,660 sq. ft. commercial unit in the heart of the busy Nolanridge Crescent.NW Calgary. This unit features a fully built mezzanine, providing approximately 3,000 sq. ft. of total usable space, making it ideal for offices, professional services, or a variety of other commercial uses. The space offers excellent flexibility and can be customized to suit the buyer's business needs. Surrounded by a growing residential community and an established mix of retail and commercial businesses, this is an excellent opportunity to own a spacious commercial property in a highly desirable and growing location. The adjacent Unit 120 is also available for purchase. Buyers looking for a larger footprint have the option to purchase both units and combine them, creating a significantly larger commercial space to accommodate their business needs.