

MULTIPLE RETAIL UNITS

FOR LEASE

367 NOLANRIDGE CRESCENT NW, Calgary, AB



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PROPERTY HIGHLIGHTS



- Prime Location: In Nolan Hill, Calgary's growing Northwest
- High Visibility: Easy access to Stoney Trail, Sarcee Trail, and 114th Ave.
- Eco-Friendly: Sustainable practices enhance the experience.
- Strategic Proximity: Near major retailers like Walmart and dining spots like State & Main.
- Neighboring Hubs: Close to Beacon Heights and Sage Hill Shopping Centre.
- Serves Key Communities: Including Sage Hill, Kincora, Evanston, Sherwood, and surrounding areas.
- Business Growth: Ideal for both growing and established businesses in a developing hub.

PROPERTY OVERVIEW

Address:	367 Nolanridge Crescent NW, Calgary, AB
District:	Nolan Hill
Zoning:	I-C
Year Built:	2024
Parking:	94 stalls available to customers
Lease Price:	Market
Additional Rent:	\$17.00 per SF

Availability:	30 days
Available Units:	Unit #2120 1,246 SF;
	Unit #2130 1,367 SF;
	Unit #2110 1,377 SF
	Unit #2150 3,875 SF;
	Unit #2710 6,135 SF;
	Unit #1000 10,333 SF LEASED

EXTERIOR FEATURES //



LOCATION

Located in NW Calgary, Nolan Hill district, with convenient access to major thoroughfares for shipping and distribution.

Successful Calgary businesses within the immediate area: **Nolan Ridge Court Medical Centre, Kumon Math and Reading Centre, Nolan Hill Veterinary Hospital, ARKS Dressmaking.**



Drive Times:

Deerfoot Trail SE: **15 minutes**

Stoney Trail: **6 minutes**

Calgary Airport: **23 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



banks & financial services



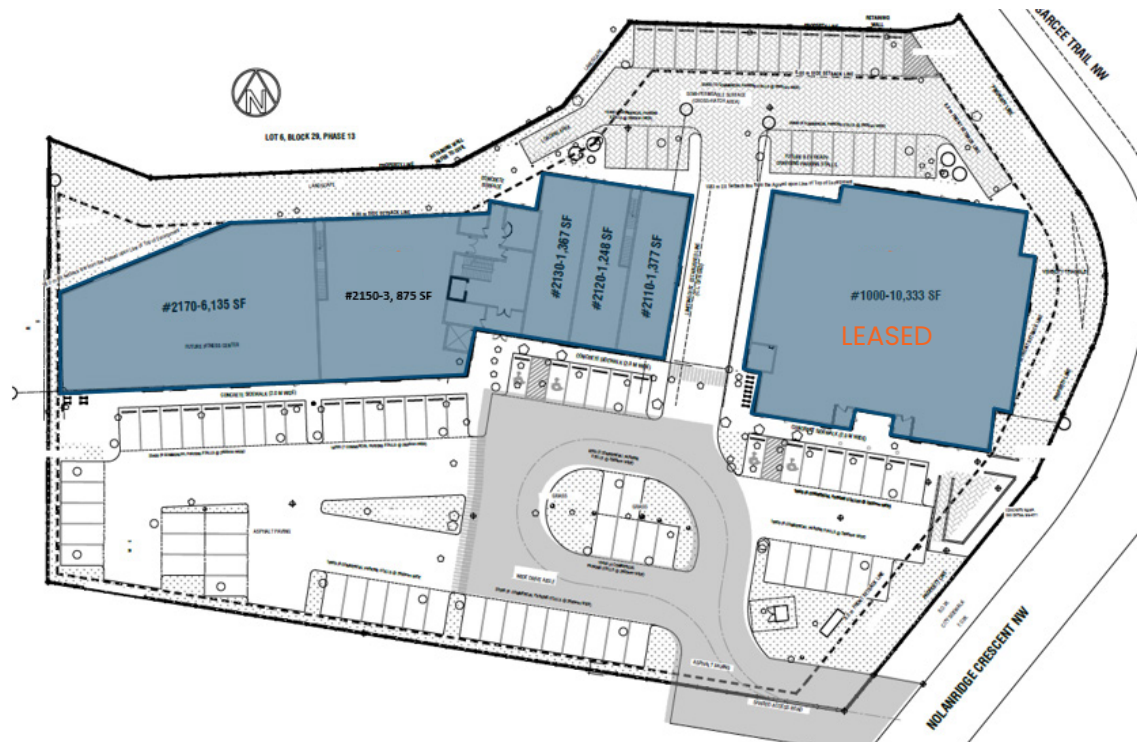
restaurants & fast food



fuel / charging stations



FLOOR PLANS



Total floor plan area is 24,333 sq ft. While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

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