

**1,587 SF**  
Retail/Office



**#125, 270 NOLANRIDGE CR NW**  
Calgary, AB

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**Royal LePage® Solutions, Brokerage**  
#205, 264 Midpark Way SE, Calgary, AB T2X 1J6  
Independently Owned & Operated

FOR LEASE

# \$29.00/SF

## Property Features

- New build, never occupied
- Second floor 1,587 SF retail/office for lease
- Great visibility, located in well established area of Nolan Hill NW
- Opportunity to join main floor esthetic business
- Opportunity for medical office, massage clinic, salon, barber shop, spa, nails and salon, or business of your choice
- Near Beacon Hill Plaza with defined shopping characteristics in the area
- Operating Costs including utilities \$10.00/SF estimated (2025)
- Landlord can finance fixturing for ideal strong covenant Tenants



PROPERTY OVERVIEW

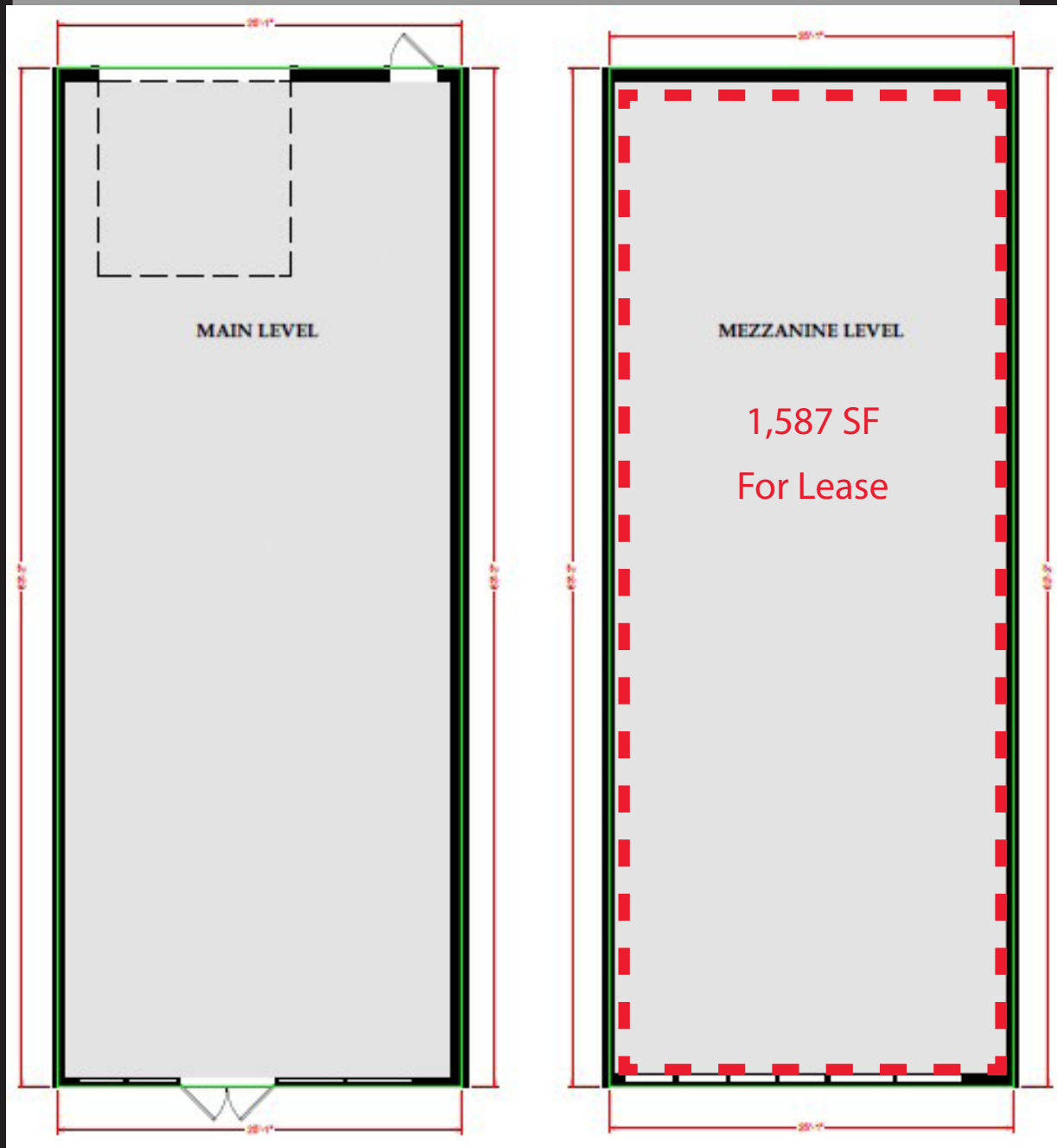


# PROPERTY PHOTOS



# FLOOR PLAN

Second Floor - 1,587 SF



FLOOR PLAN

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