



**COMMERCIAL
OR RETAIL**

**FOR
LEASE
NOW**

Unit #130
246 Nolan
Ridge Crescent
 CALGARY , AB

For Lease

Main Building, 1st floor
Available Immediately
 1107 sq ft



- Location has exposure to Sarcee Trail, close proximity to Stoney Trail
- Permitted uses include (but are not limited to): Artist's Studio, Beverage Container Quick Drop Facility, Building Supply Centre, Counselling Service, Dry-Cleaning and Fabric Care Plant, Financial Institution

[CLICK HERE FOR
PROMO VIDEO](#)

[CLICK HERE FOR
VIRTUAL TOUR](#)

Gurjant Gill
 (403) 680.3406
 gurjant@albertacommercialgroup.com
 /AlbertaCommercialGroup

Paul Gill
 (403) 681.3406
 paul@albertacommercialgroup.com
 AlbertaCommercialGroup

AC | Alberta
 Commercial Group

**CENTURY 21
 COMMERCIAL.**
 Bravo Realty

PROPERTY DETAILS

Possession Date	Immediately
Available Space	1,107 SF
Price	Market
Parking	68 stalls
Signage	Pylon signage available
Location	Exposure to Sarcee Trail, close proximity to Stoney Trail

AREA DEMOGRAPHICS

	2km radius	5km radius	10km radius
Total Average Population			
2023 Estimated	14,552	106,234	343,258
2028 Estimated	16,331	122,227	391,306
2033 Projected	17,164	136,596	437,026
% of Population Change (2023-2043)	1.8%	2.9%	2.7%
Average Household Income			
2023 Estimated	\$126,575	\$148,339	\$137,062

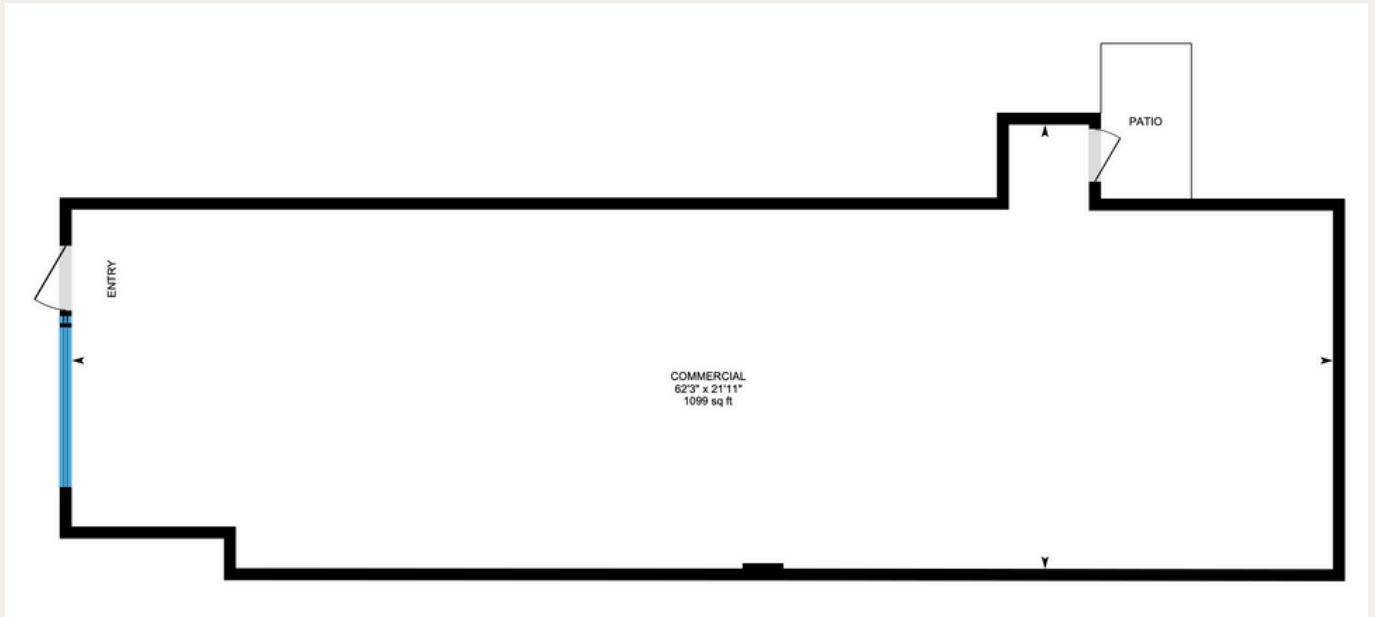
PERMITTED AND DISCRETIONARY USES

Permitted Uses	Discretionary Uses	
<ul style="list-style-type: none"> • Artist's Studio • Beverage Container Quick Drop Facility • Building Supply Centre • Counselling Service • Dry-Cleaning and Fabric Care Plant • Financial Institution • Fitness Centre • General Industrial - Light • Health Services • Laboratory - With Clients • Indoor Recreation Facility • Information and Service Provider 	<ul style="list-style-type: none"> • Instructional Facility • Medical Clinic • Office • Pawn Shop • Pet Care Services • Print Centre • Retail and Consumer Services • Service Organization • Vehicle Rental and Sales - Motor • Veterinary Clinic 	<ul style="list-style-type: none"> • Auction Market • Auto Body and Paint • Auto Service Minor and Major • Cannabis Consulting • Cannabis Store • Car Wash • Child Care • Gas Bar • Large Vehicle Services, Sales, and Wash • Payday Loan • RV Sales and Service • Self Storage • Vehicle Sales and Rental - Major



1st Floor | 1,107 SF

Available For Lease Immediately



NOLAN HILL BUSINESS PARK

246 Nolan Ridge Crescent (HiQ Square) is located with the Nolan Hill Business Park, located on Symons Valley Parkway & Sarcee Trail NW.

- This area is one of the fastest-growing communities in Calgary's north
- Site is located on Sarcee Trail, north of the Stoney Trail interchange



24 MINS to Downtown Calgary



20 MINS to Calgary Airport



Nearby Amenities

- State & Main Kitchen & Bar
- Li-Ao Sushi
- Tim Hortons
- Great Canadian Pizza
- Boardwalk Burgers
- Sunset Grill
- Fritou Chicken
- Sobey's Nolan Hill
- Walmart
- Beacon Hill Centre
- Costco
- Home Depot





Gurjant Gill

(403) 680.3406

gurjant@albertacommercialgroup.com

www.albertacommercialgroup.com

info@albertacommercialgroup.com



Paul Gill

(403) 681.3406

paul@albertacommercialgroup.com

[/AlbertaCommercialGroup](https://www.facebook.com/AlbertaCommercialGroup)

[@AlbertaCommercialGroup](https://www.instagram.com/AlbertaCommercialGroup)

CENTURY 21.

Bravo Realty

(403) 250.2882

www.century21bravo.com

3009, 23 Street, NE, Calgary, Alberta, T2E 7A4

Not intended to solicit properties currently listed for sale or buyers under contract. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. Used under license. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license. Independently Owned and Operated. ®/TM trademarks owned by Century 21 Real Estate LLC used under license or authorized sub-license. © 2018 Century 21 Canada Limited Partnership. This document/email has been prepared by Century 21 Bravo for advertising and general information only. Century 21 makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Century 21 excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Century 21 and /or its licensor(s). © 2020. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.