

**LEASE TO OWN
OPTIONS AVAILABLE**

246

NOLAN RIDGE CRESCENT
HIQ SQUARE
CALGARY | AB



FOR SALE OR LEASE

RETAIL AND MEDICAL UNITS

6 UNITS REMAINING

PROPERTY DETAILS

Possession Date	Q2 2021
Available Space	Units starting at 1,000 SF
Price	Starting at \$490 PSF
Parking	68 stalls
Signage	Pylon signage available
Location	Exposure to Sarcee Trail, close proximity to Stoney Trail

AREA DEMOGRAPHICS

	1km radius	3km radius	5km radius
Total Average Population			
2013 Estimated	1,932	16,389	84,603
2018 Estimated	3,571	24,912	103,525
2023 Projected	4,372	30,981	121,134
% of Population Change (2018-2023)	22.4%	24.4%	17.0%
Average Household Income			
2018 Estimated	\$119,043	\$132,007	\$146,617

PERMITTED AND DISCRETIONARY USES

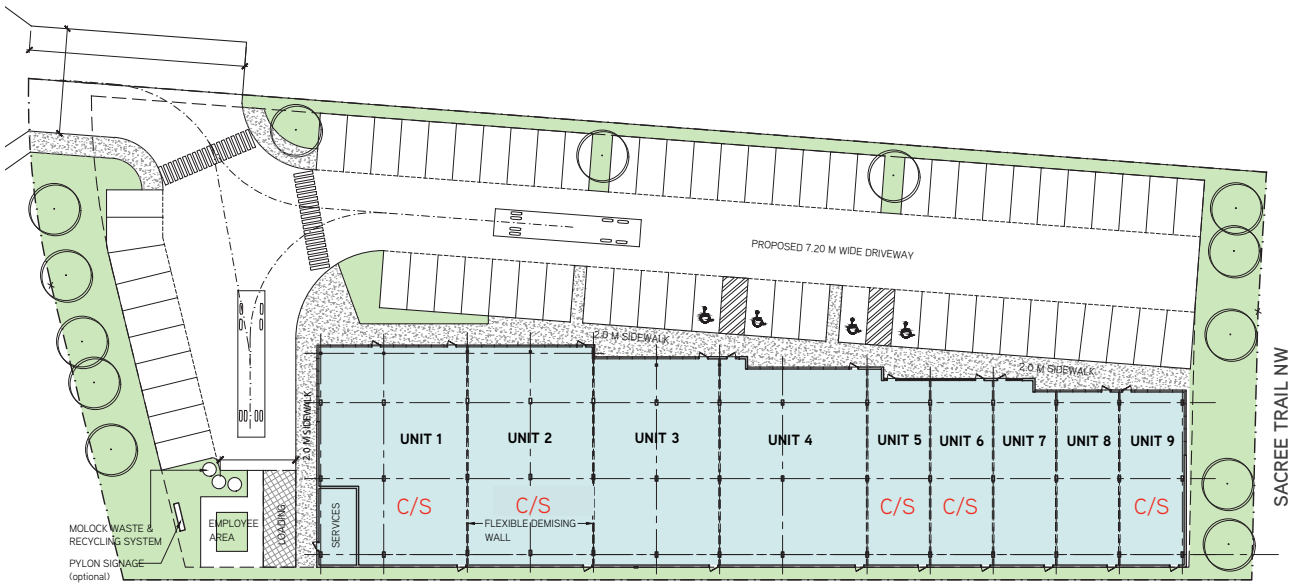
Permitted Uses		Discretionary Uses
<ul style="list-style-type: none">• Artist’s Studio• Beverage Container Quick Drop Facility• Building Supply Centre• Counselling Service• Dry-Cleaning and Fabric Care Plant• Financial Institution• Fitness Centre• General Industrial - Light• Health Services Laboratory - 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 Service, Sales and Wash• Payday Loan• RV Sales and Service• Self Storage• Vehicle Sales and Rental - Major

*No food users permitted

CONCEPTUAL VIEWS



SITE PLAN



RETAIL UNITS

UNIT 1	*Conditionally Sold	2,938 SF
UNIT 2/2A	*Conditionally Sold	2,734 SF
UNIT 3/3A	Available	1,200 - 2,583 SF
UNIT 4/4A	Available	1,453 - 2,906 SF
UNIT 5	*Conditionally Sold	1,173 SF
UNIT 6	*Conditionally Sold	1,151 SF
UNIT 7	Available	1,130 SF
UNIT 8	Available	1,087 SF
UNIT 9	*Conditionally Sold	1,151 SF

LOCATION





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



Time to Downtown Calgary
24 MINS



Time to Calgary Airport
20 MINS



Nearby Amenities

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



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