

Nolan Hill Crossing

Asking \$550/SF

512 Nolan Hill Drive NW, Calgary, AB



Highlights

- Zoning: CN-2
- 1.57 acre site with 21,200 SF of retail/professional space
- Total of two buildings of various size: 1,000 SF +
- Development permit approved
- Daycare approved
- Parking: 86 +/- Stalls
- December 2020 completion

Gurjant Gill

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Century 21 Bravo
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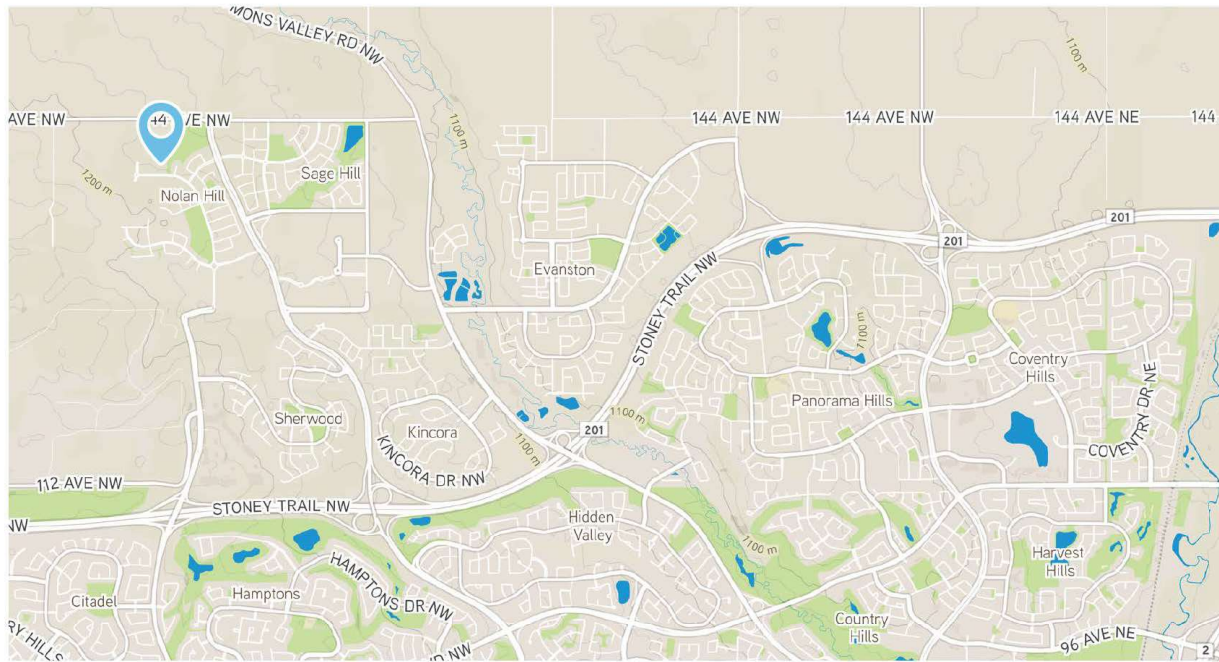
3009 23 Street NE,
Calgary, AB T2E 7A4

Office: 403.250.2882

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LOCATION

Demographics:

	1KM Radius	3KM Radius	5 KM Radius
Total Average Population			
2018 Estimated	3,571	24,912	103,525
2023 Projected	4,372	30,981	121,134
Average Household Income			
2018 Estimated	\$119,043	\$132,007	\$146,617

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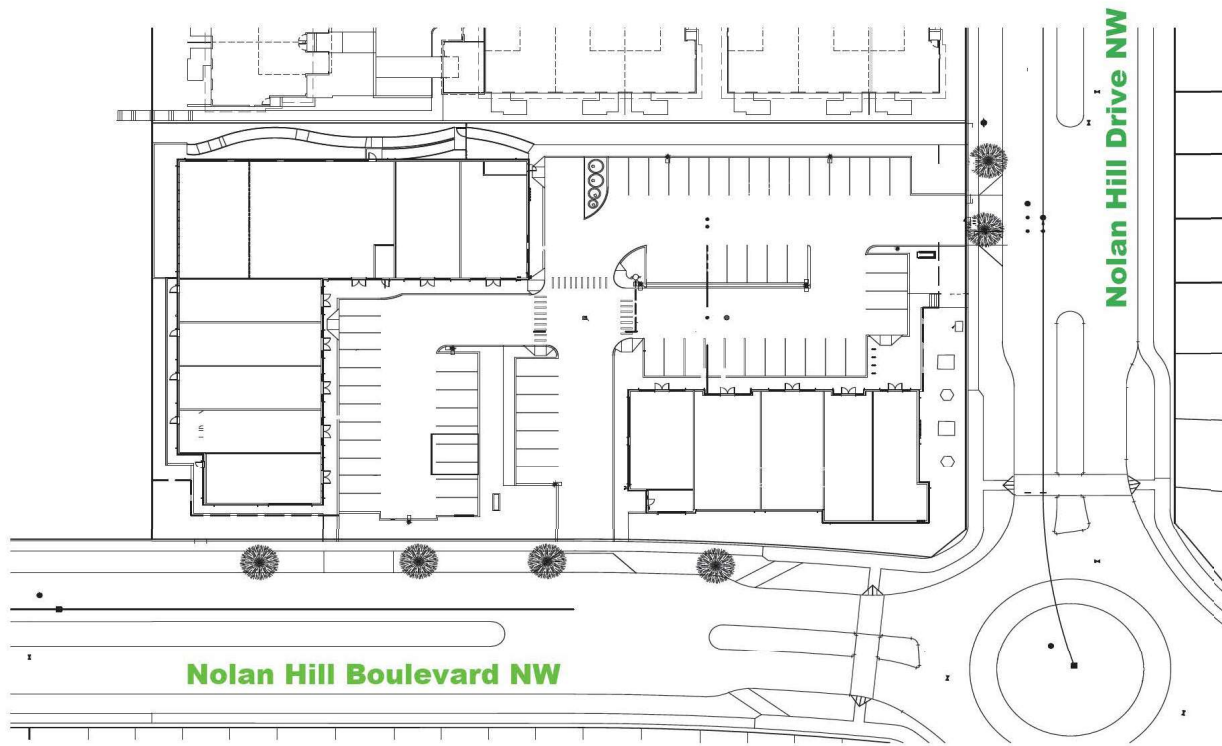
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SITE PLAN

Location

- 20 minute drive to Calgary International Airport
- Residential neighbourhood in NW quadrant on Calgary
- Minutes off of Stoney Trail, Shopping near-by

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FOR SALE

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Permitted Use		Discretionary Use	
Accessory Food Services	Medical Clinic	Accessory Liquor Service	Market
Catering Service - Minor	Office	Addiction Treatment	Outdoor Cafe
Convenience Food Store	Pet Care Service	Artist's Studio	Payday Loan
Counselling Services	Print Centre	Brewary, Winery & Distillery	Place of Worship Small
Financial Institution	Retail & Consumer Service	Child Care Services	Power Generation Facility - Small
Fitness Centre	Restaurant – Food Service Only – Small & Neighbourhood	Computer Games Facility	Restaurant: Licenced - Small
Health Services Laboratory	Specialty Food Store	Custodial Care	Restaurant: Neighbourhood
Home Based Children Care – Class 1	Take Out Food Service	Drinking Establishment Small	Service Organization
Home Occupation	Veterinary Clinic	Food Production	Social Organization
Information & Service Provider		Indoor Recreational Facility	Vehicle Rental - Minor
Library		Liquor Store	

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