



COMMERCIAL

FOR SALE
INVESTMENT
PROPERTY

240-318 Nolanridge Cres NW Calgary, Alberta

- Exceptional architectural design and modern amenities.
- LED lighting and three-phase power.
- Property comes with two established kitchens including two walk in fridges.
- Home to well-established and reputable franchise tenants, offering recognized and trusted brands.
- Located just off Sarcee Trail NW



I-C Zoning (Industrial - Commercial)

Unit #240
1570 sq. ft.

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CENTURY 21.
Bravo Realty



PROPERTY INFORMATION

COMMUNITY: Adjacent to Nolan Hill

ADDRESS: 318 Nolanridge Cres NW

SPACE AVAILABLE: UNIT #240

UNIT AREA TOTAL: 1570 sq. ft.

ZONING: (Industrial-Commercial) I-C

FRANCHISE TENANTS: Popular Pizza and Singh's Tiffin



AVAILABLE: IMMEDIATELY

PERMITTED USES

Following is a summary of permitted and discretionary uses in Industrial - Commercial (I-C) if they are located within existing approved buildings:

Permitted:

- Artist's Studio;
- Beverage Container Quick Drop Facility;
- Building Supply Centre;
- Dry-cleaning and Fabric Care Plant;
- Financial Institution;
- Fitness Centre;
- Health Care Service;
- Indoor Recreation Facility;
- Information and Service Provider;
- Instructional Facility;
- Office;
- Pawn Shop;
- Pet Care Service;
- Print Centre;
- Restaurant: Food Service Only;
- Retail and Consumer Service;
- Service Organization;
- Specialty Food Store;
- Veterinary Clinic.

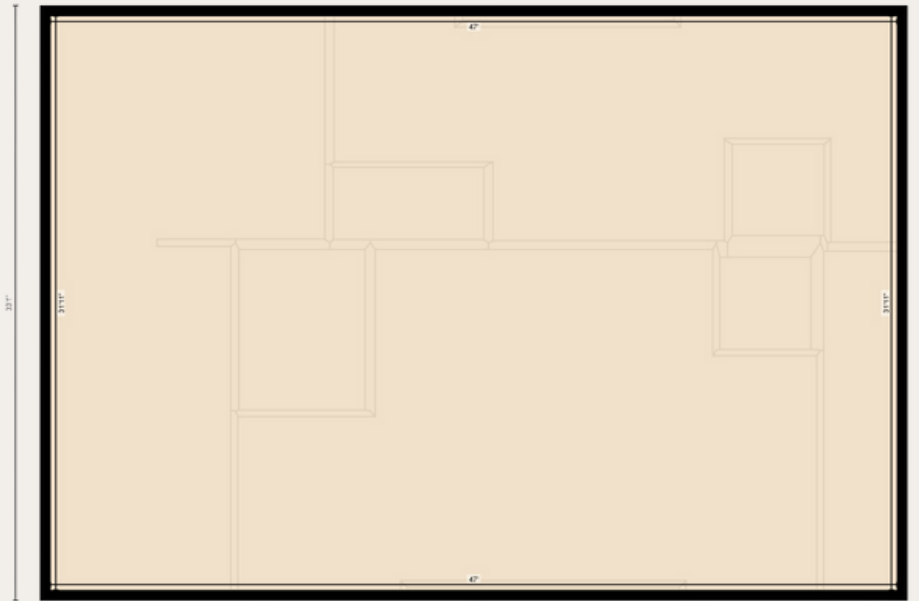
Discretionary:

- Auction Market — Other Goods;
- Auction Market — Vehicles and Equipment;
- Auto Body and Paint Shop;
- Auto Service — Major;
- Auto Service — Minor;
- Brewery, Winery and Distillery;
- Cannabis Store;
- Car Wash — Multi-Vehicle;
- Car Wash — Single Vehicle;
- Child Care Service;
- Convenience Food Store;
- Custodial Quarters;
- Drinking Establishment — Small;
- Drive Through;
- Gas Bar;
- Large Vehicle and Equipment Sales
- Large Vehicle Service;
- Liquor Store;
- Outdoor Café;
- Restaurant: Licensed;

[CLICK HERE FOR VIRTUAL TOUR](#)



FLOOR PLAN | 1570 sq. ft.





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