



COMMERCIAL

FOR LEASE

NOW

# 250 - 318 Nolanridge Cres NW Calgary, Alberta

- Exceptional architectural design and modern amenities.
- LED lighting and three-phase power.
- 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 #250  
1357 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 #250

**UNIT AREA TOTAL:** 1357 sq. ft.

**ZONING:** (Industrial-Commercial) I-C

**CONDO FEES:** \$479.87 CAD

**PROPERTY TAX:** \$1,262.86 CAD

**TOTAL OP COST:** \$2,080.65 CAD

**LEASE RATE:** Market

**AVAILABLE:** IMMEDIATELY

## PERMITTED USES

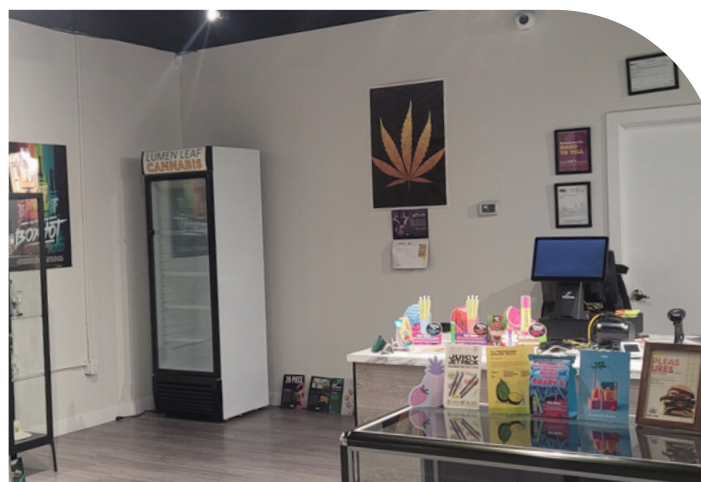
Following is a summary of permitted and discretionary uses in Industrial - Commercial (I-C) if they are located within existing approved buildings:

### 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;

### 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;





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