

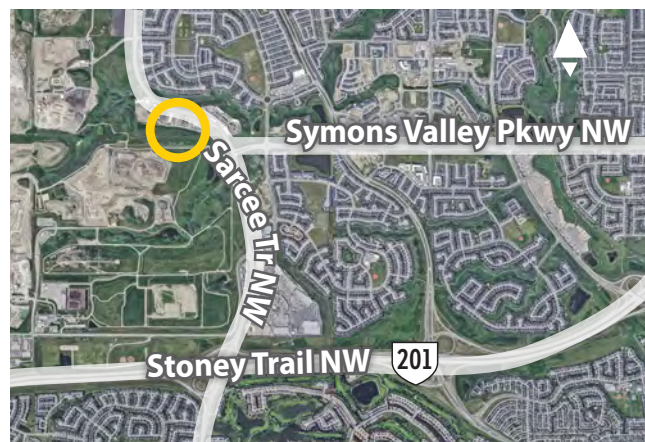
1,350 sf

Unit 145



FLEX SPACE IN NOLAN HILL FOR SALE

270 Nolanridge Cres NW
Calgary



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
CONTACT:

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LOCAL EXPERTISE MATTERS



#not in my city



AREA DEMOGRAPHICS (2 km radius)



Population
17,746



Average Household
Income
\$142,804



Median Age
34.4

GROWING COMMUNITY. ESTABLISHED CENTRE.



Located in Nolan Hill, one of Calgary's continually growing NW communities. The surrounding communities of Symons Valley and Sage Hill add to the area's growing customer population and daily traffic.

The property is part of an established commercial centre with a strong mix of medical services, restaurants, grocery and everyday retail.



Current
Consumption (Total)



FOOD
\$112.3M



HEALTH CARE
\$21.7M



RECREATION
\$36.5M



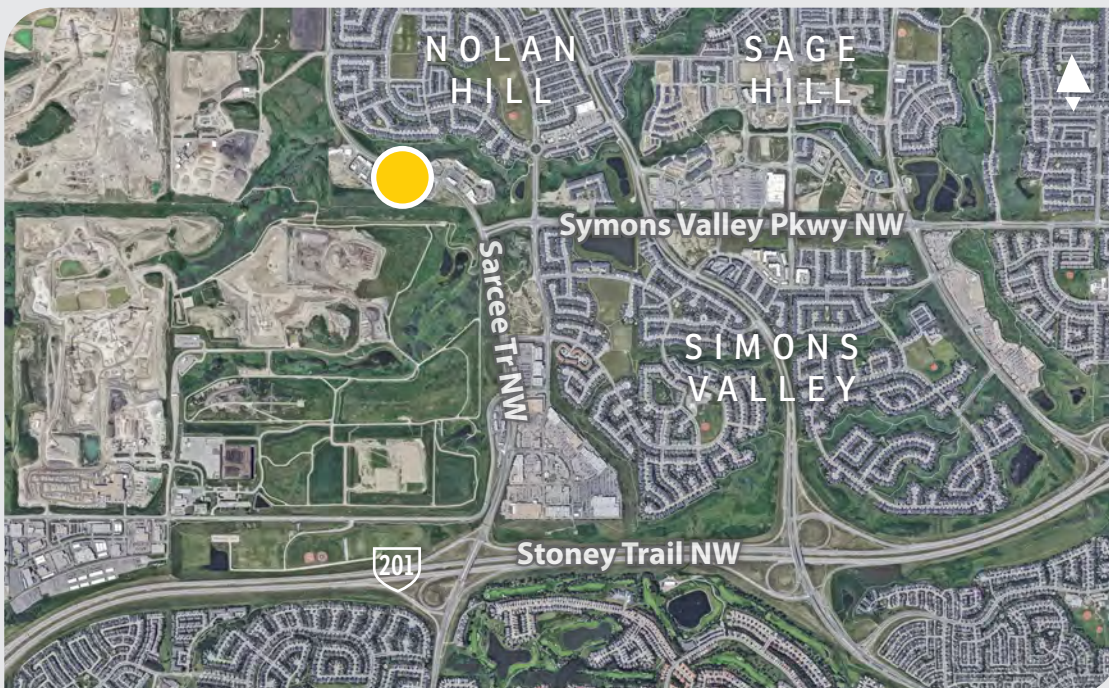
PERSONAL CARE
\$16.5M



LIQUOR/TOBACCO
\$9.2M



CLOTHING
\$27M



Sources: Statistics Canada

SALE INFORMATION

ADDRESS: 270 Nolanridge Cres NW, Calgary

COMMUNITY: Nolan Hill

ZONING: I-C (Industrial Commercial)

AVAILABLE FOR SALE:

1,350 sq. ft. – Unit 145

AVAILABILITY: Immediate

CEILING HEIGHT: 25'

LOADING: One 12'(w) x 14' (h) drive-in

POWER: 200 A

PARKING: Surface, random

PRICE: \$849,000



POTENTIAL MEZZANINE OPPORTUNITY



The 25-foot ceiling height and two rows of windows provide an excellent opportunity to add a mezzanine, creating valuable additional space for owner use or potential rental income.

A thoughtfully designed mezzanine can expand usable area while offering an opportunity to generate additional revenue and help offset occupancy costs.





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