



246 Nolan
Ridge
Crescent

CALGARY, AB

6 Units remaining


**For Sale
or Lease**

Starting at \$550 / SF
Starting at 1,000 SF/unit

FOR SALE
OR LEASE
NOW



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**CENTURY 21
COMMERCIAL.**
Bravo Realty

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PROPERTY DETAILS

Possession Date	Immediately
Available Space	Units starting at 1,000 SF
Price	Starting at \$525 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

- 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

Discretionary Uses

- 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
- Auction Market
- Auto Body and Paint
- Auto Service Minor and Major
- Cannabis Consulting
- Cannabis Store
- Car Wash
- Child Care
- Gas Bar
- Large Vehicle Services, Sales, and Wash
- Payday Loan
- RV Sales and Service
- Self Storage
- Vehicle Sales and Rental - Major



SITE PLAN



Legend:

- SOLD
- AVAILABLE
- AVAILABLE FOR SALE/LEASE

RETAIL UNITS

UNIT 1	AVAILABLE FOR SALE	1418.70 SF
UNIT 2	AVAILABLE FOR SALE	1580.14 SF
UNIT 3	SOLD	1344.41 SF
UNIT 4	AVAILABLE FOR SALE	1349.80 SF
UNIT 5	AVAILABLE FOR SALE	1334.72 SF
UNIT 6	SOLD	1103.30 SF
UNIT 7	AVAILABLE FOR SALE	1382.10 SF
UNIT 8	AVAILABLE FOR SALE	1643.65 SF
UNIT 9	SOLD	967.70 SF
UNIT 10	SOLD	1120.52 SF
UNIT 11	SOLD	1111.91 SF
UNIT 12	AVAILABLE FOR SALE/LEASE	1073.16 SF
UNIT 13	AVAILABLE FOR SALE/LEASE	1154.97 SF

LOCATION



Conceptual view

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



24 MINS to Downtown Calgary



20 MINS to Calgary Airport



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

**NOLAN HILL
BUSINESS PARK**





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CENTURY 21.

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