

246

Nolan Ridge Crescent
HiQ Square
Calgary | AB



For Sale or Lease
Retail and Medical

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Property Details

Possession Date	Immediate
Available Space	Units starting at 1,151 SF
Price	Starting at \$490 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			
2022 Estimated	3,192	34,902	113,050
2027 Estimated	4,038	43,710	132,051
2032 Projected	4,625	50,703	147,387
Average Household Income			
2022 Estimated	\$135,385	\$143,545	\$153,411
2032 Estimated	\$170,872	\$180,081	\$186,651

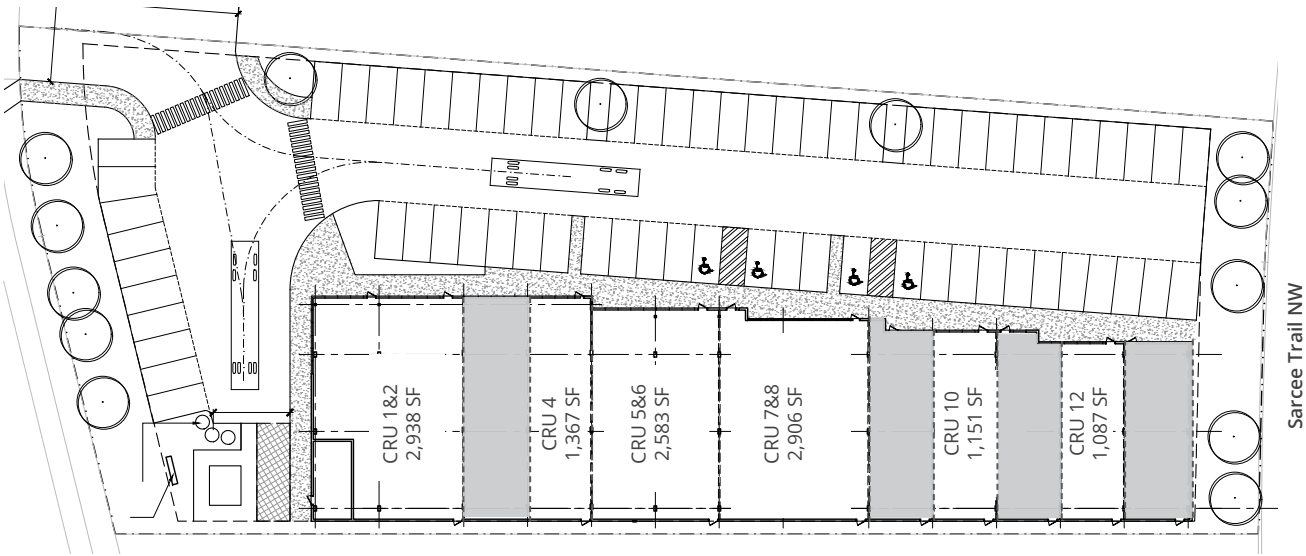
Recommended Uses

- Cannabis
- Dentist
- Dollar Store
- Hair Salon
- Medical
- Pharmacy
- Physio
- QSR/ Restaurant
- Retail Mix-use
- Spa

Conceptual Views



Site Plan



Available Space

CRU 1 & 2	2,938 SF
CRU 4	1,367 SF
CRU 5 & 6	2,583 SF
CRU 7 & 8	2,906 SF
CRU 10	1,151 SF
CRU 12	1,087 SF



Location





Nolan Hill Business Park

246 Nolan Ridge Crescent (HiQ Square) is located with the Nolan Hill Business Park, located on Symons Valley Parkway & Sarccee Trail NW.

- This area is one of the fastest growing communities in Calgary's north
- Site is located on Sarccee Trail, north of the Stoney Trail interchange



Time to Downtown Calgary
24 MINS



Time to Calgary Airport
20 MINS



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

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