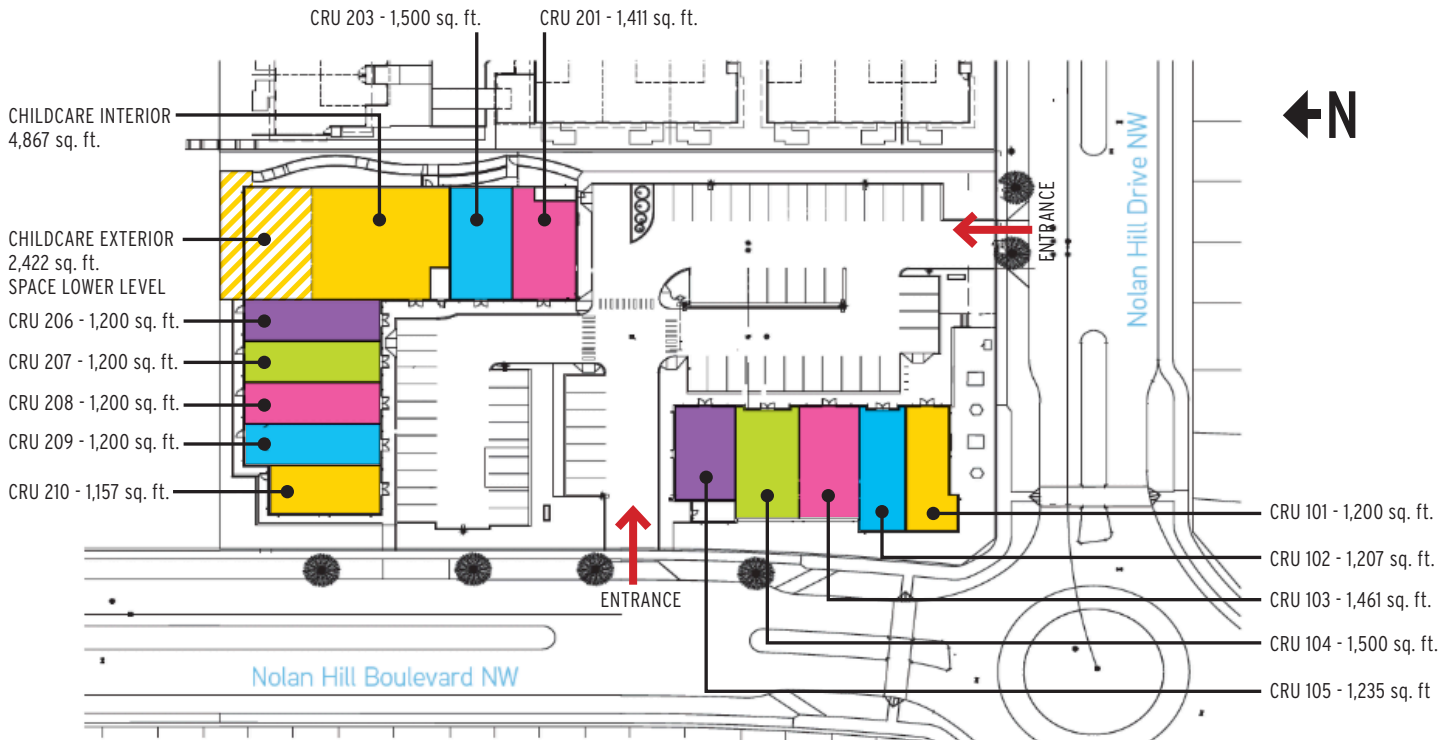


# ◆ FOR LEASE ◆

Nolan Hill Crossing • 512 Nolan Hill Drive NW, Calgary Alberta



## PROPERTY INFORMATION

### LOCATION

512 Nolan Drive NW

### RETAIL SPACE

From 1,157 SQ. FT.  
A total of 21,140 SQ. FT.

Child Care Space

Interior from 4,867 SQ. FT.  
Exterior 2,422 SQ. FT.

### AVAILABLE

Spring 2021

### TERM

5-10 years

### OPERATING COSTS & TAXES

\$14.00 SQ. FT.  
(estimate 2021)

### ZONING

CN-2

### ACCESS

From both Nolan Hill Drive and  
Nolan Hill Boulevard.

### LEASE RATE

MARKET

## GENERAL INFORMATION

Nolan Hill Crossing is prominently situated at the corner of Nolan Hill Drive and Nolan Hill Boulevard NW. Current zoning permits fitness centre, medical clinic, pet care services, retail, take-out food, veterinary clinics, small unlicensed restaurant or cafe and discretionary uses such as child care, liquor store, small licensed restaurant.

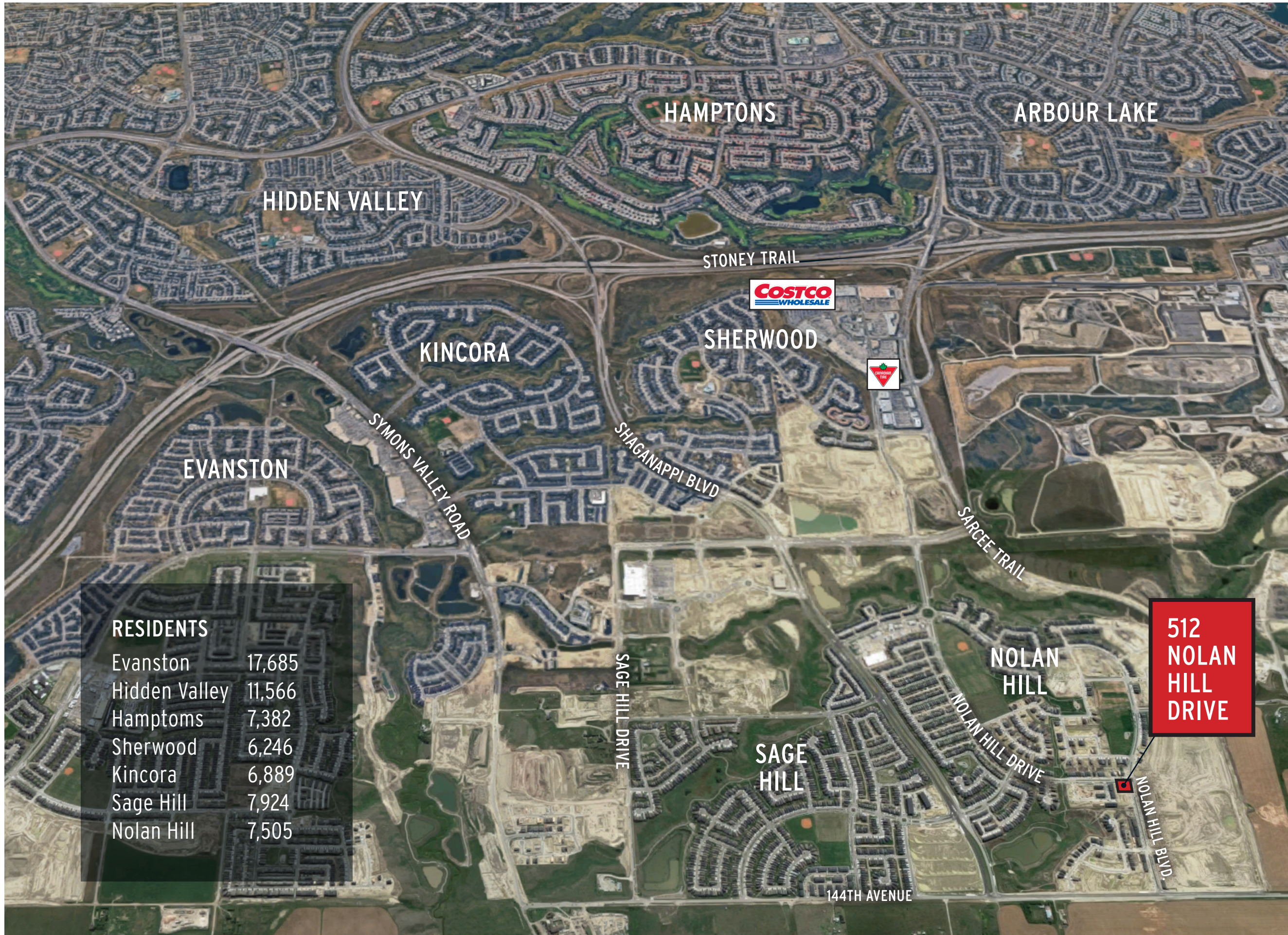
A convenient location for the communities of Nolan Hill, Sage Hill, Sherwood and Kincora.

[jrmercantile.com](http://jrmercantile.com)

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JR  
**MERCANTILE**  
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RESIDENTS	
Evanston	17,685
Hidden Valley	11,566
Hamptons	7,382
Sherwood	6,246
Kincora	6,889
Sage Hill	7,924
Nolan Hill	7,505

**512  
NOLAN  
HILL  
DRIVE**

144TH AVENUE



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REAL ESTATE ADVISORS INC

## ABOUT JR MERCANTILE

We're a boutique commercial real estate brokerage firm in Calgary, known for our Calgary inner-city and mixed-use expertise.

We advise tenants, building owners and land developers on how to bring commercial properties to life and maximize asset value.

Restaurants and retail are our specialty, and we also have significant experience in office and industrial properties.

You choose JR Mercantile, when you want the advice, creativity and attention you and your properties deserve.

To learn more about our unique service model and track record for success, call or email us to discuss your goals.

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