

# 150 Nolan Ridge Crescent NW

3M Plaza

Calgary, AB

For Lease

Retail and Medical Opportunity

14 Units Remaining

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3M  
PLAZA



## Details

Availability	Q4 2022
Available Area	Units Starting at 700 SF
Price	Market
Parking	47 Stalls
Signage	Pylon Signs Available
Location	Next to Sarcee Trail

## Demographics of Area - (5km Radius)

Population



**115,000**  
2020

**131,000**  
2025

Average Household Income



**\$147,000**  
2020

## 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
- Information and Service Provider

- Medical Clinic
- Instructional Facility
- Office
- Pawn Shop
- Indoor Recreation Facility
- Pet Care Services
- Print Centre
- Retail and Consumer Services
- Service Organization
- Vehicle Rental and Sales - Motor
- Veterinary Clinic

**No food users permitted**

### Discretionary Uses

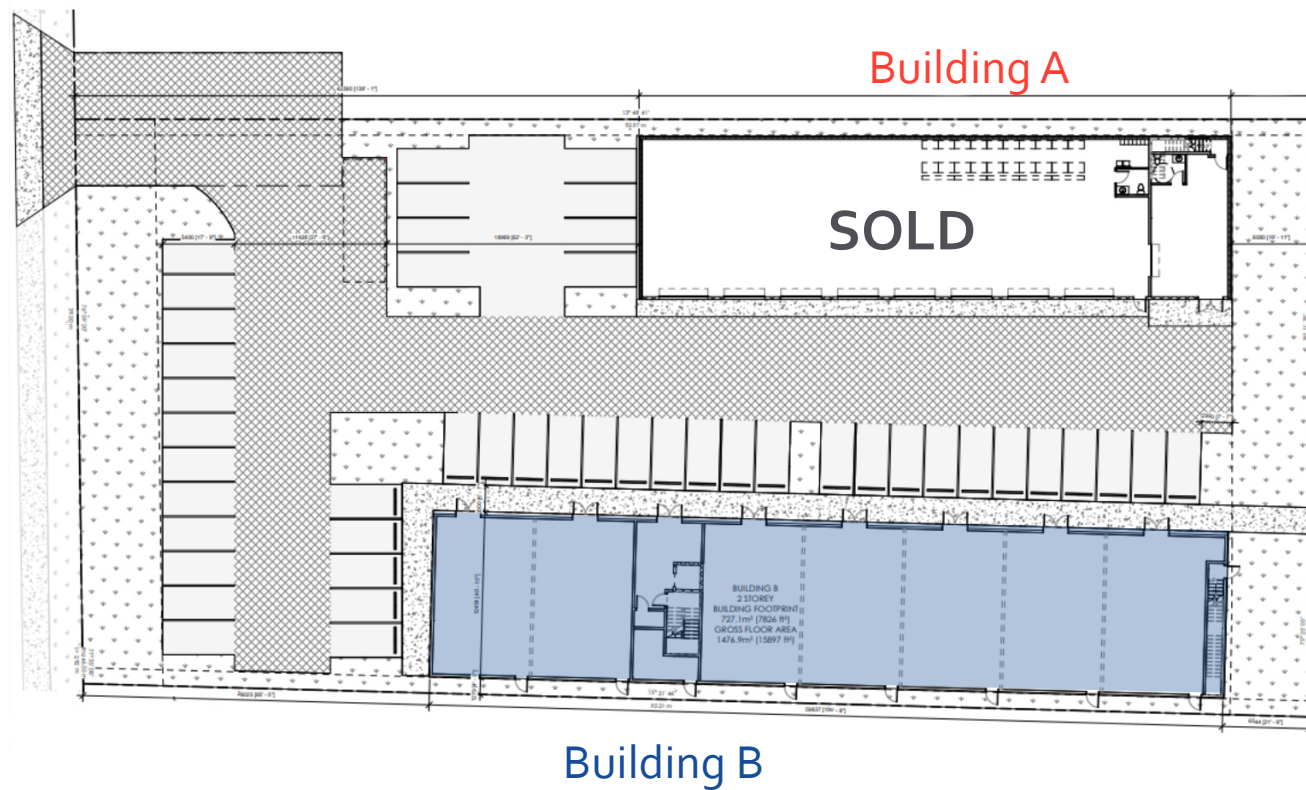
- Auction Market
- Car Wash
- Child Care
- Gas Bar
- Large Vehicle Service, Sales and Wash
- Payday Loan
- RV Sales and Service
- Self Storage
- Vehicle Sales and Rental - Major

## Conceptual Views

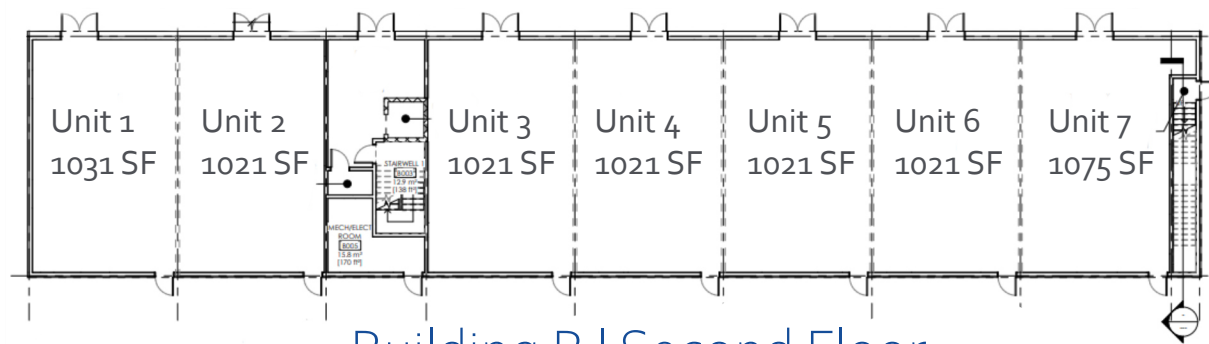




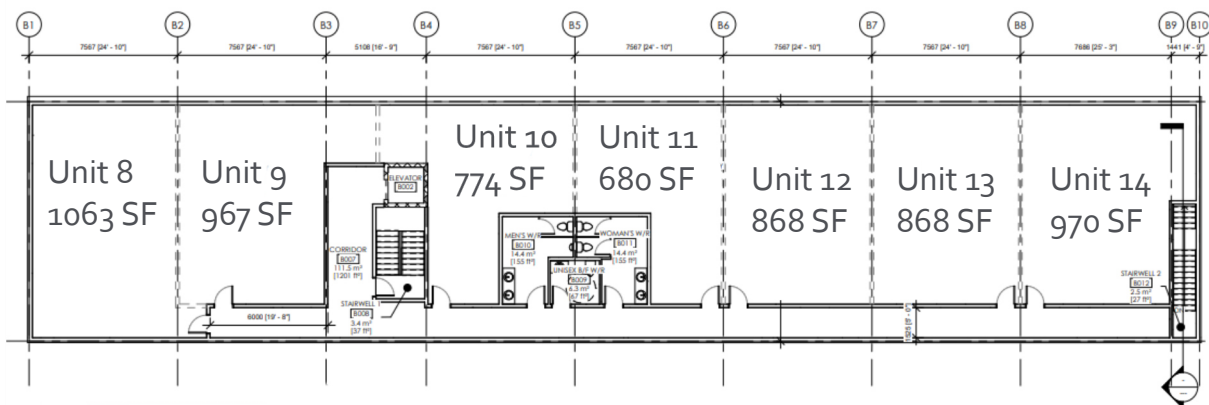
## Proposed Site Plan



### Building B | Main Floor



### Building B | Second Floor



## Available Space

Building B   Main Floor		Building B   Second Floor	
Unit 1	1031 SF	Unit 8	1063 SF
Unit 2	1021 SF	Unit 9	1021 SF
Unit 3	1021 SF	Unit 10	774 SF
Unit 4	1021 SF	Unit 11	680 SF
Unit 5	1021 SF	Unit 12	868 SF
Unit 6	1021 SF	Unit 13	868 SF
Unit 7	1075 SF	Unit 14	970 SF

## Location





## 1 Nolan Hill

Nolan Hill is one of the fastest growing communities in Calgary. Access from the proposed property is only seconds away and the advantages of being in a prime location next to Sarcee Trail allows for endless possibilities. In 2019 alone an additional of 1051 residents called Nolan Hill their home bringing the total Nolan Hill population to over 7505.



## 2 Beacon Hill

The Beacon Hill shopping area is one of the busiest in Calgary, it has over 64 name brand stores and is the go-to spot for many Calgarians. Population growth and further residential development in recent years has led Beacon Hill to become overstaturated, desperately creating a need for new retail opportunities. 150 Nolan Ridge Crescent is only minutes away and is primed for commercial growth.



## 3 Glacier Ridge

The ambitious new Glacier Ridge project plans to bring 4000 new homes, 4 elementary schools and one high school in the very near future. Showhomes will be available in 2022. The Glacier Ridge project borders the Sarcee Trail and 144 Ave intersection, access is only a 1km away and promises vibrant growth to the area.

