



**COMMERCIAL CONDOS FOR SALE**  
**IVORY BUSINESS CENTRE**  
**270 Nolanridge crescent NW, Calgary**

# CONTACT

**Developer and Builder**

**Satnam Pannu**

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# IVORY HOMES

# HIGHLIGHTS

- Price: \$490 psf
- Condo Fees: \$3.50 psf (est. 2022)
- Possession: Q1 2023
- Parking: Shared ample parking
- Available space: Variable
- 12' X 14' at grade insulated overhead bay door
- Buy two floors at the price of one with potential mezzanine



**IVORY HOMES**

# HIGHLIGHTS

- Quick access to Sarcee and Stoney trail with close proximity to Beacon hill Costco
- Retail, office, medical, sports centre, warehouse, printing, showroom, automotive, restaurant, pizza, liquor, food, meat shop and many more
- Excellent modern commercial condos ideally positioned as part of a fast-growing commercial area

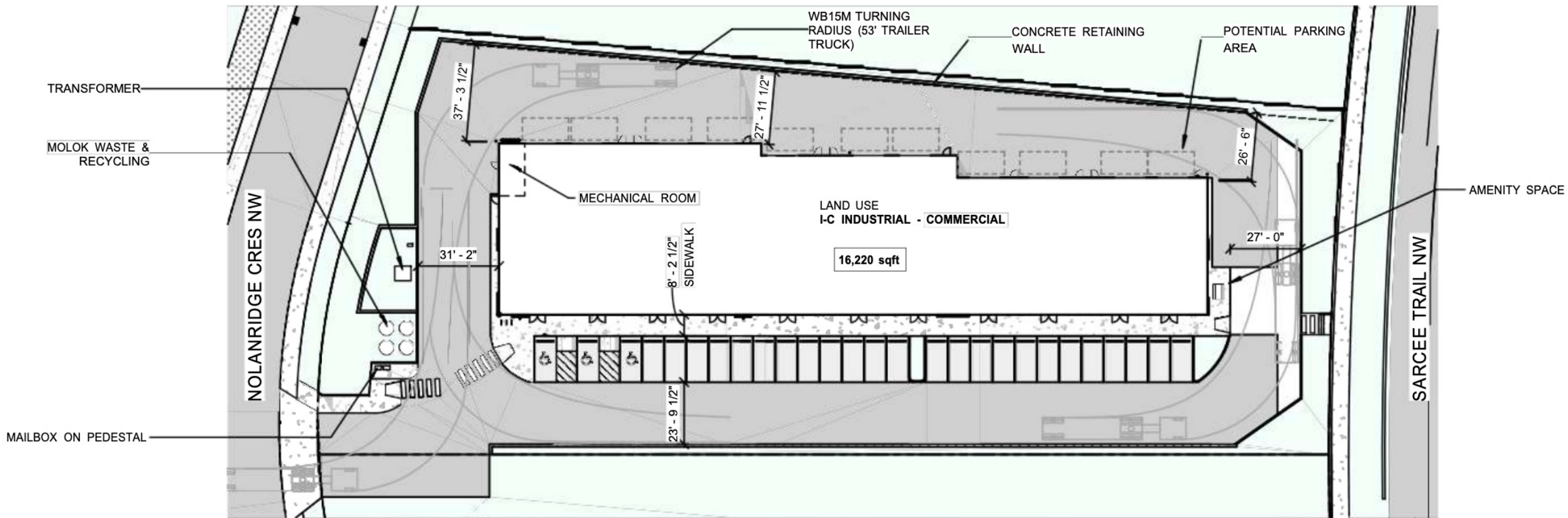


**IVORY HOMES**

# IVORY BUSINESS CENTRE – FLOOR PLAN



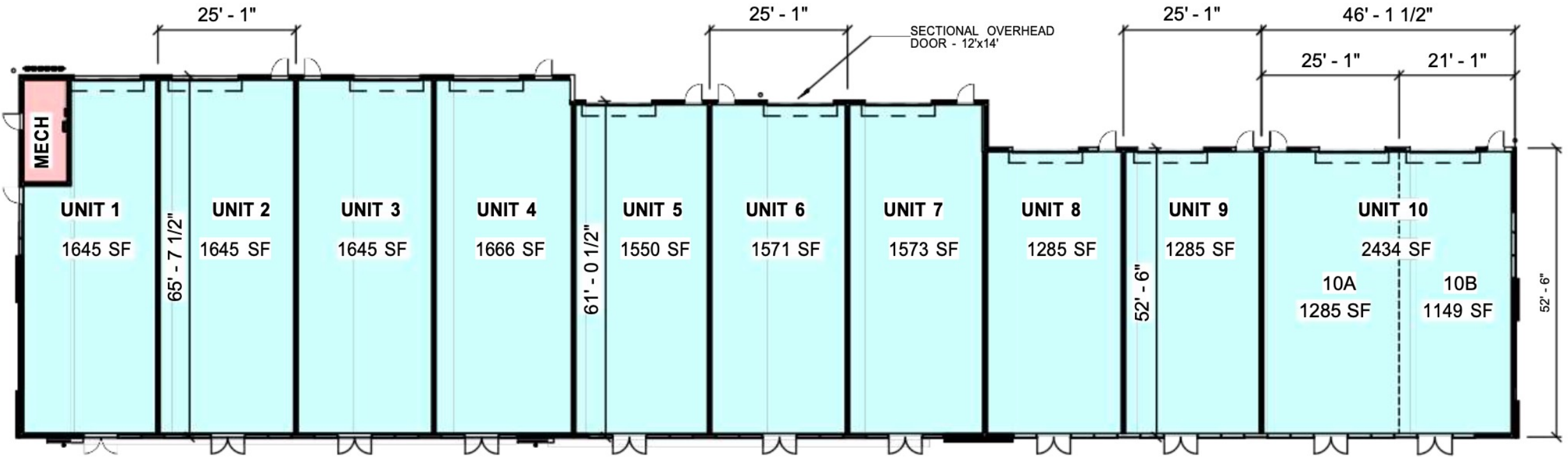
IVORY HOMES



# IVORY BUSINESS CENTRE – FLOOR PLAN



IVORY HOMES

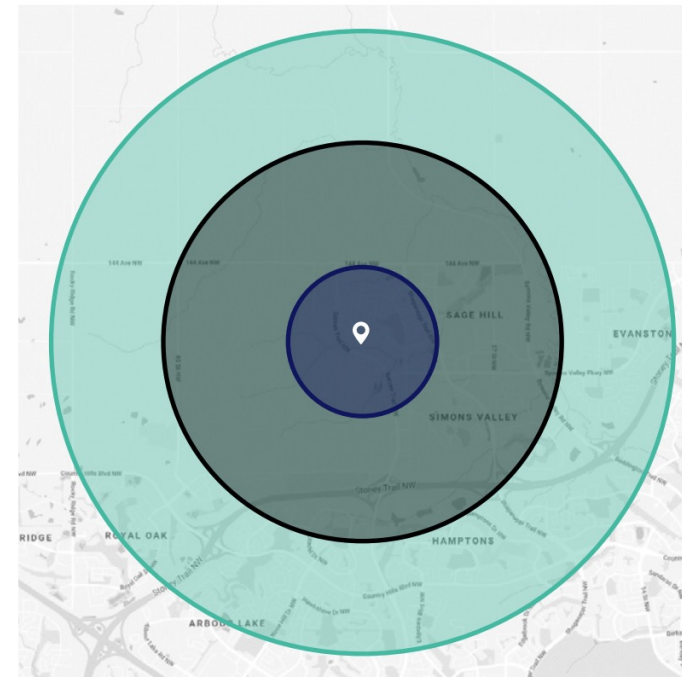


# DEMOGRAPHICS



IVORY HOMES

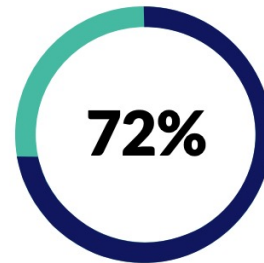
|                    | Aggregation | 1 km Radius | 3 km Radius | 5 km Radius |
|--------------------|-------------|-------------|-------------|-------------|
| Total Population   | Sum         | 2,622       | 21,454      | 86,524      |
| Daytime Population | Sum         | 1,633       | 11,619      | 40,871      |
| Total Households   | Sum         | 850         | 6,844       | 28,026      |



1 km Radius    3 km Radius    5 km Radius



**Median age**  
32 years old



**Employment Rate**  
within 1 km radius



**Median Household Income**  
\$117,110



Primary age group suitability  
**22-37**  
year olds



**MOST** of the population  
in the surrounding area  
have **university**  
educations