



**GRASSROOTS**  
REALTY GROUP

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**601 Marsh Road NE**  
**Calgary, Alberta**

**MLS # A2274346**



**\$1,275,000**

**Division:** Bridgeland/Riverside

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 977 sq.ft.

**Zoning:** MU-2 f4.0h34

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.13 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** NA

This is a prime opportunity to acquire a versatile 977 square foot retail property in the highly sought-after inner-city community of Bridgeland/Riverside, Calgary. Located at 601 Marsh Road NE, this freestanding, wood-frame building, originally built in 1946, sits on a substantial 5600+ square foot lot with favourable C-COR2 zoning, providing excellent flexibility for various retail, service, or professional business ventures. The strategic location offers superb exposure to a dense, established, and affluent customer base, and the property is fully serviced with public water and sewer. Very good for re-develop and investment purposes.