

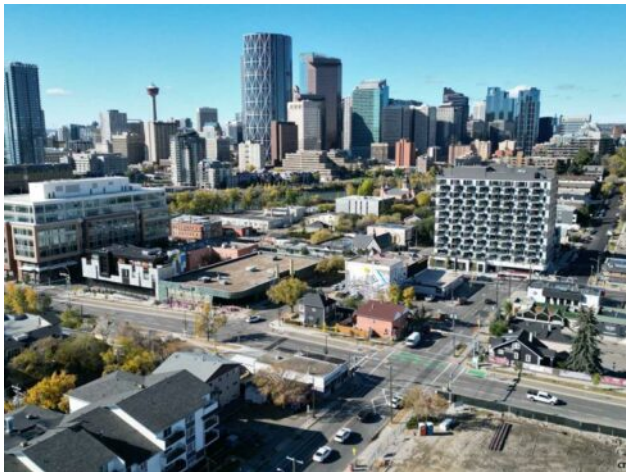


GRASSROOTS
REALTY GROUP

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620 Marsh Road NE
Calgary, Alberta

MLS # A2274390



\$35 per sq.ft.

Division:	Bridgeland/Riverside
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	-
Size:	1,330 sq.ft.
Zoning:	MU-2f4.0h34 Mixed Use - A

Heating: Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: Wood Frame

Water: -

Sewer: -

Inclusions: NA

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Prime Leasing Opportunity on Edmonton Trail High exposure Retail Office Flex space available on the gateway to Bridgeland — one of Calgary's most vibrant inner-city communities. This location offers unmatched exposure with high pedestrian and vehicle traffic, making it ideal for businesses and professional's in dynamic urban setting. Highlights: Prime Location: Situated on a major corridor within a dense inner city multi-family residential area, surrounded by essential amenities including retail shops, medical services, and dining establishments. Exceptional Visibility: Benefit from consistent exposure to foot traffic and commuters along Edmonton Trail, a major thoroughfare. Thriving Community: Bridgeland is a hub of activity, offering a perfect blend of urban convenience and neighborhood charm. Versatile Use: Ideal for retail, professional services, or boutique businesses seeking a highly visible and accessible space. Don't miss this rare opportunity to position your business in a sought-after area with the infrastructure and vibrancy to support growth.