



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

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Asphalt Shingle

Utilities: -

Exterior: Wood Frame

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: NA

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 professionals 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.