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## 601 MARSH ROAD NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
33170

**MLS ID:**  
A2274346

**\$1,275,000**



WEI LIAO  
(403) 294-1500

CIR Realty  
403-294-1500

601 Marsh Road NE, Calgary , Alberta T2E5B4

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	68	MU-2 f4.0h34
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
Bridgeland/Riverside	1946	Mixed Use
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Mixed Use	D
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>
977.00	90.77	5597
<b>Lot Size (Acres)</b>	<b>Inclusions</b>	<b>Restrictions</b>
0.13	NA	See Remarks

#### Reports

Title

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.

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