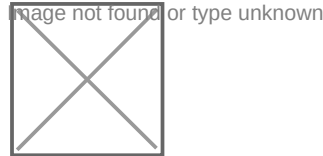


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620 MARSH ROAD NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
33260

MLS ID:
A2274390

\$35



 **PAUL LOUTITT**
 (403) 245-0773

 Century 21 Bamber Realty LTD.
 403-245-0773

 620 Marsh Road NE, Calgary , Alberta T2E 5B3

Transaction Type For Lease	Title Fee Simple	Days On Market 2
Lease Amount 35.00	Lease Frequency Annually	Zoning MU-2f4.0h34 Mixed Use - A
Subdivision Bridgeland/Riverside	Building Type Low Rise (2-4 stories)	Year Built 1912
Structure Type Retail	Property Type Commercial	Property Sub Type Retail
Legal Plan 3770K	Building Area (Sq. Ft.) 1330.00	Building Area (Sq. M.) 123.56
Construction Type Wood Frame	Roof Asphalt Shingle	Foundation Poured Concrete
Heating Natural Gas	Inclusions NA	Restrictions None Known
Reports Floor Plans		

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.

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