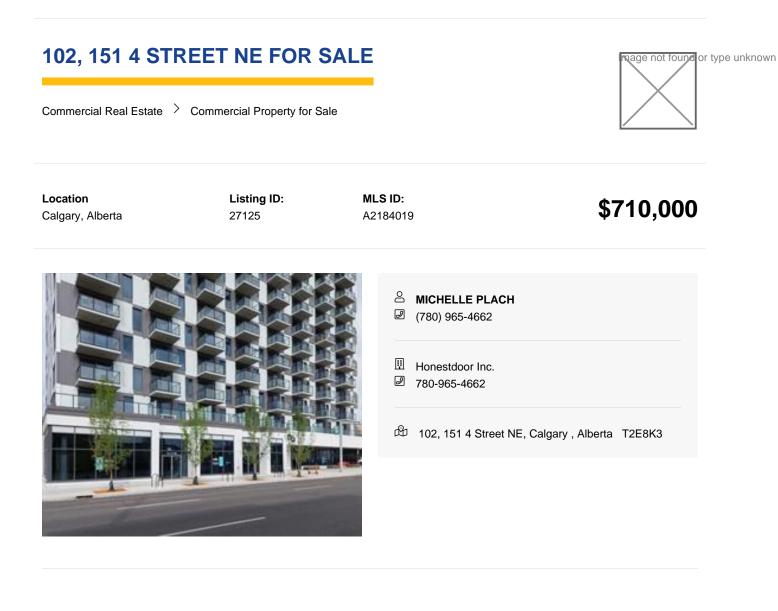


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Transaction Type For Sale

Subdivision Bridgeland/Riverside

Property Type Commercial

Building Area (Sq. Ft.) 1420.00

Restrictions Phone Listing Broker Days On Market 268

Year Built 2023

Property Sub Type Retail

Building Area (Sq. M.) 131.92

Reports Call Lister Zoning DIRECT CONTROL 9D2015 FOL

Structure Type Retail

Legal Plan 2410034

Inclusions Contact Lister Direct

Click brochure link for more information** Situated on the border of the highly desirable communities of Crescent Heights and Bridgeland, positioned at the base of a completely sold-out 220-unit residential condominium project. The opportunity presents phenomenal main floor presence to 4th Street NE with high-profile end caps maximizing light and exposure, fronting 1st Avenue NE and Marsh Road NE respectively. Immediately adjacent to a well-established commercial and residential node of medium to highdensity residential, award-winning restaurants, and popular retail services.

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