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## 629 & 633 MARSH ROAD NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta



**Listing ID:**  
29708


**MLS ID:**  
A2200898

**\$3,700,000**



 **THOMAS YEUNG**  
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 403-254-5315

 629 & 633 Marsh Road NE, Calgary , Alberta T2E5B4

**Transaction Type**

For Sale

**Days On Market**

24

**Zoning**

MU-1

**Subdivision**

Bridgeland/Riverside

**Year Built**

1912

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

3770K

**Building Area (Sq. Ft.)**

1388.56

**Building Area (Sq. M.)**

129.00

**Lot Size (Sq. Ft.)**

8400

**Lot Size (Acres)**

0.19

**Inclusions**

NA

**Restrictions**

None Known

**Reports**

Building Plans

Extremely Rare Inner-City Residential Mixed use Land. High visibility facing Edmonton Trail NE, corner lot with back lane with a total of 8424 Square Feet. Currently has a City of Calgary approved Development Permit to build 6 stories and a 49 unit apartment building with amix of LiveWork Units, 1 bedroom and 2 bedroom Units and Underground Parking. Close to Downtown, Bridgeland restaurants and shops. Just steps to many public transit options. Also great for long-term investment with higher potential for appreciation in the best area of the city. Don't miss this rare opportunity to build as purpose built rentals or individual condominiums!

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