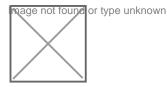


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 620 MARSH ROAD NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



**Location**Calgary, Alberta

Listing ID: 32387

MLS ID: A2260737

\$35



A PAUL LOUTITT

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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** 

64

**Lease Amount** 

35.00

Lease Frequency

Annually

Zoning

MU-2f4.0h34 Mixed Use - A

Subdivision

**Structure Type** 

Bridgeland/Riverside

**Building Type** 

Low Rise (2-4 stories)

Year Built 1912

Property Type

Commercial

**Property Sub Type** 

Building Area (Sq. M.)

Retail

Legal Plan

Building Area (Sq. Ft.)

123.56

3770K

Retail

1330.00

Roof

**Construction Type** 

Wood Frame

Asphalt Shingle

Inclusions NA

Restrictions
None Known

Reports Survey Plan

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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