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## 620 MARSH ROAD NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
32387


**MLS ID:**  
A2260737

**\$35**



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 620 Marsh Road NE, Calgary , Alberta T2E 5B3

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 9
<b>Lease Amount</b> 35.00	<b>Lease Frequency</b> Annually	<b>Zoning</b> MU-2f4.0h34 Mixed Use - A
<b>Subdivision</b> Bridgeland/Riverside	<b>Building Type</b> Low Rise (2-4 stories)	<b>Year Built</b> 1912
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> 3770K	<b>Building Area (Sq. Ft.)</b> 1330.00	<b>Building Area (Sq. M.)</b> 123.56
<b>Construction Type</b> Wood Frame	<b>Roof</b> Asphalt Shingle	<b>Inclusions</b> NA
<b>Restrictions</b> None Known	<b>Reports</b> 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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