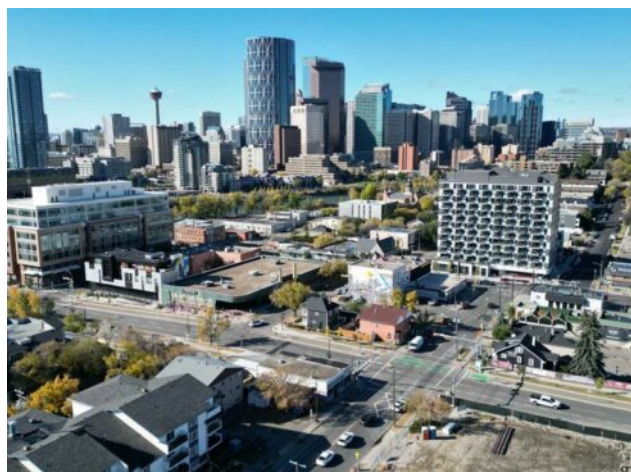


620 Marsh Road NE
Calgary, Alberta**MLS # A2274390****\$35 per sq.ft.****Division:** Bridgeland/Riverside**Type:** Retail**Bus. Type:** -**Sale/Lease:** For Lease**Bldg. Name:** -**Bus. Name:** -**Size:** 1,330 sq.ft.**Zoning:** MU-2f4.0h34 Mixed Use - A**Heating:** Natural Gas**Floors:** -**Roof:** Asphalt Shingle**Exterior:** Wood Frame**Water:** -**Sewer:** -**Inclusions:** NA**Addl. Cost:** -**Based on Year:** -**Utilities:** -**Parking:** -**Lot Size:** -**Lot Feat:** -

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.