

# \$35 - 620 Marsh Road Ne, Calgary

MLS® #A2182710

**\$35**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Prime Leasing Opportunity on Edmonton Trail  
â€” Bridgeland

Discover a premium commercial space now available for lease on bustling Edmonton Trail, nestled in the heart of Bridgeland â€” 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 looking to thrive in a dynamic urban setting.

Highlights:

**Prime Location:** Situated within a dense 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.



Built in 1912

## Essential Information

MLS® # A2182710

Price \$35

|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1912       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 620 Marsh Road Ne    |
| Subdivision | Bridgeland/Riverside |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 5B3              |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

### Additional Information

|                |                           |
|----------------|---------------------------|
| Date Listed    | December 8th, 2024        |
| Days on Market | 144                       |
| Zoning         | MU-2f4.0h34 Mixed Use - A |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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