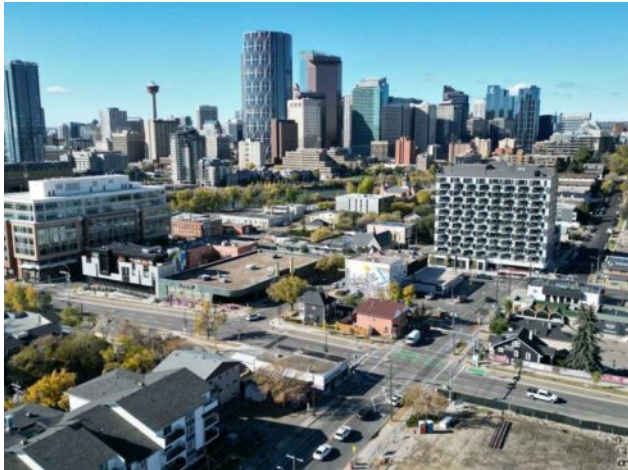


**620 Marsh Road NE**  
**Calgary, Alberta**

**MLS # A2260737**



**\$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:** -  
**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 &mdash; one of Calgary's most vibrant inner-city communities. This location offers unmatched exposure with&nbsp;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&rsquo;t miss this rare opportunity to position your business in a sought-after area with the infrastructure and vibrancy to support growth.