

# FOR LEASE

## PRIME CENTRAL LOCATION



### Highlights ...

- ✓ **Premium Location:** Strategically positioned on high-traffic Edmonton Trail North, providing outstanding exposure to both vehicles and pedestrians.
- ✓ **Versatile Space:** Perfect for retail, office, financial, medical, or professional services, with flexible use to suit your business needs.
- ✓ **Visibility and Branding:** Benefit from high signage exposure to capture attention and build your brand.
- ✓ **Convenience for Clients and Staff:** Close to dense residential developments, area amenities, and major transportation corridors for seamless accessibility

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**Industrial, Retail, Investment Sales & Leasing**

# F O R L E A S E

## R E T A I L / O F F I C E

<b>ADDRESS:</b>	620 Marsh Road NE 5 Edmonton Trail NE
<b>AVAILABLE SPACE:</b>	Rentable area 1,330 sq. ft. 2 story structure, Main Floor 665, sq. ft., 2nd Floor 665 sq. ft. and Bonus lower level (pay no rent) of 626 sq. ft for a total gross usable area of 1,956 sq. ft.
<b>AGE:</b>	1912
<b>ZONING:</b>	MU-2, f4.0h34, Mixed Use - Active Frontage
<b>LEASE TERM:</b>	5 - 10 Years
<b>OPTION TO RENEW:</b>	Negotiable
<b>MINIMUM RENT:</b>	Starting at \$35.00 per sq. ft, per Annum, with escalations
<b>ADDITIONAL RENT:</b>	Estimated at \$14.49 per sq. ft. for 2024
<b>UTILITIES:</b>	Electricity, water and gas metered and payable by Tenant
<b>PARKING:</b>	4 stacked surface parking stalls available
<b>TENANT INDUCEMENTS:</b>	Negotiable
<b>SIGNAGE:</b>	Highly visible Fascia signage
<b>COMMENTS:</b>	Prime Leasing Opportunity on Edmonton Trail – Bridgeland

Discover a premium commercial space now available for lease on bustling Edmonton Trail, nestled in the heart of 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 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.

The information provided herein is deemed to be from reliable sources but is not warranted to be so, all information is subject to verification by the Tenant and does not form part of any future agreement. The Property may be withdrawn for the market at any time without notice.

# FOR LEASE

## RETAIL / OFFICE

PROPERTY TYPE: RETAIL

### Main Level Floor Plan 665 sq. ft. rentable

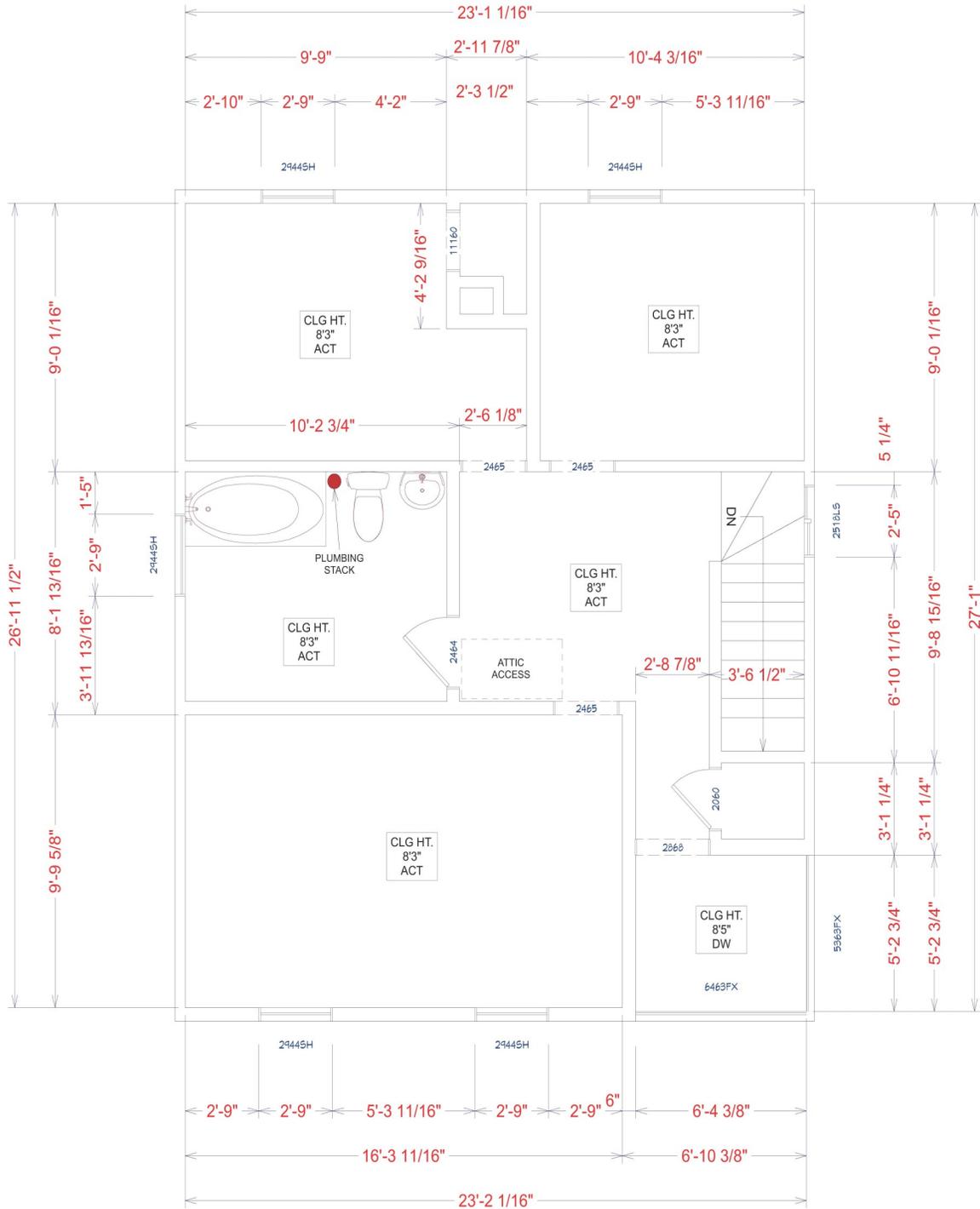


# FOR LEASE

## RETAIL / OFFICE

PROPERTY TYPE: RETAIL

### Upper Level Floor Plan 665 sq. ft. rentable

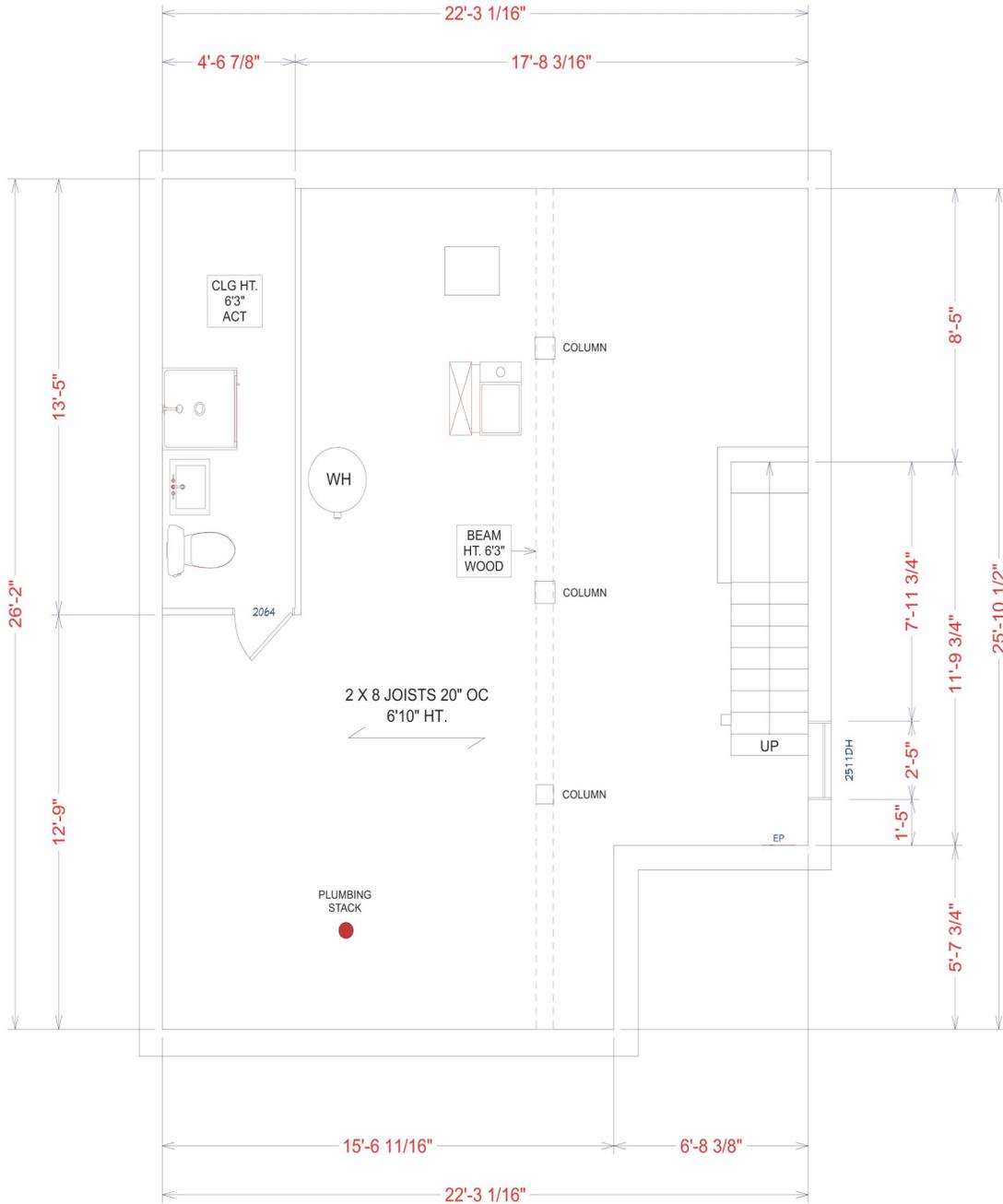


# FOR LEASE

## RETAIL / OFFICE

PROPERTY TYPE: RETAIL

### Lower Level Floor Plan 626 sq. ft. rentable



F O R L E A S E  
R E T A I L / O F F I C E

