



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

601 Marsh Road NE
Calgary, Alberta

MLS # A2274346



\$1,245,000

Division: Bridgeland/Riverside

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 977 sq.ft.

Zoning: MU-2 f4.0h34

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.13 Acre

Sewer: -

Lot Feat: -

Inclusions: NA

This is a prime opportunity to acquire a versatile 977 square foot retail property in the highly sought-after inner-city community of Bridgeland/Riverside, Calgary. Located at 601 Marsh Road NE, this freestanding, wood-frame building, originally built in 1946, sits on a substantial 5600+ square foot lot with favourable C-COR2 zoning, providing excellent flexibility for various retail, service, or professional business ventures. The strategic location offers superb exposure to a dense, established, and affluent customer base, and the property is fully serviced with public water and sewer. Very good for re-develop and investment purposes.