

BRIDGELAND STREETFRONT
RETAIL OPPORTUNITY // 2,440 SF

FOR LEASE

37-4th St. NE (Edmonton Trail), Calgary



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PROPERTY HIGHLIGHTS



Prime Location: Situated on southbound Edmonton Trail in Calgary's vibrant Bridgeland district. Bridgeland is a bustling neighbourhood experiencing investment & increased density.

Previous Use: Most recently occupied by Herbs Cannabis Shoppe. Previous use for space included a deli.

High Visibility: Exposure to approximately 12,000 vehicles per day. Excellent exposure to foot and vehicle traffic, enhancing business visibility.

Accessibility: Convenient access to major roads and public transportation.

Community Hub: Located in a vibrant community with a mix of residential and commercial properties, attracting a diverse customer base.

Parking: Site is located next to a Landlord controlled vacant lot which offers 22 surface parking stalls immediately adjacent to the Premises. 4 stalls assigned to the Premises during regular business hours. Up to 22 stalls available evenings and weekends at no additional charge. Street parking available.

**See the last page of this brochure for visual of parking.*

PROPERTY OVERVIEW

Address: 37-4th St. (Edmonton Trail) NE

District: Crescent Heights

Zoning: MU-2

Year Built: TBV

Total Square Footage: 2,440 SF

Loading Door: Yes (South facing)

Clear Height: 11 feet

Power: 400 Amps (TBV)

Operating Costs: \$5.87 PSF (2025 est.)

Property Taxes: \$6.00 PSF (2025 est.)

Base Rent: Starting at \$15.00 PSF

Availability: Immediate

LOCATION

Located in NE Calgary, Bridgeland district, with convenient access to major thoroughfares for shipping and distribution. The intersection features an average daily vehicle volume of 12,000.

Successful Calgary businesses within the immediate area: **NINJA TIGER, Blush Lane Organic Market Bridgeland, Villa Firenze, JINBAR, Bridgeland Distillery Inc.**



Drive Times:

Deerfoot Trail SE: **6 minutes**

Stoney Trail: **8 minutes**

Calgary Airport: **20 minutes**

Downtown Calgary: **7 minutes**

Nearby Amenities

Easy accessibility & close proximity to:



grocery & shopping



restaurants & fast food



Cycle paths



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