FOR LEASE

BRIDGELAND SHOPPERS

906 1 AVENUE NE



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ABOUT THE LOCATION

Located on the high-traffic corridor of 1st Avenue NE is Bridgeland Shoppers, a modern retail and office space where work, leisure, and convenience come together. Bridgeland Shoppers is also in close proximity to Mount Royal Village District, a busy shopping destination in the heart of Calgary's 17th Avenue retail and entertainment district.

With strong transit access and excellent visibility, Bridgeland Shoppers offers great connectivity to the city of Calgary and its surrounding neighborhoods.

6-minute drive
Tom Cambell's Hill Natural Park

7-minute drive
Core Downtown Calgary

18-minute drive
Calgary international Airport

1-minute walk
1 Ave NE WB Bus Stop

21-minute walk
Bridgeland Memorial Light Rail stop



DEMOGRAPHICS

Within 5km

Population
229,015

Household Income
$149,695

Households
110,750

Bike Score
99

Walk Score
87

Transit Score
62

Traffic Count
27,000



AVAILABILITY

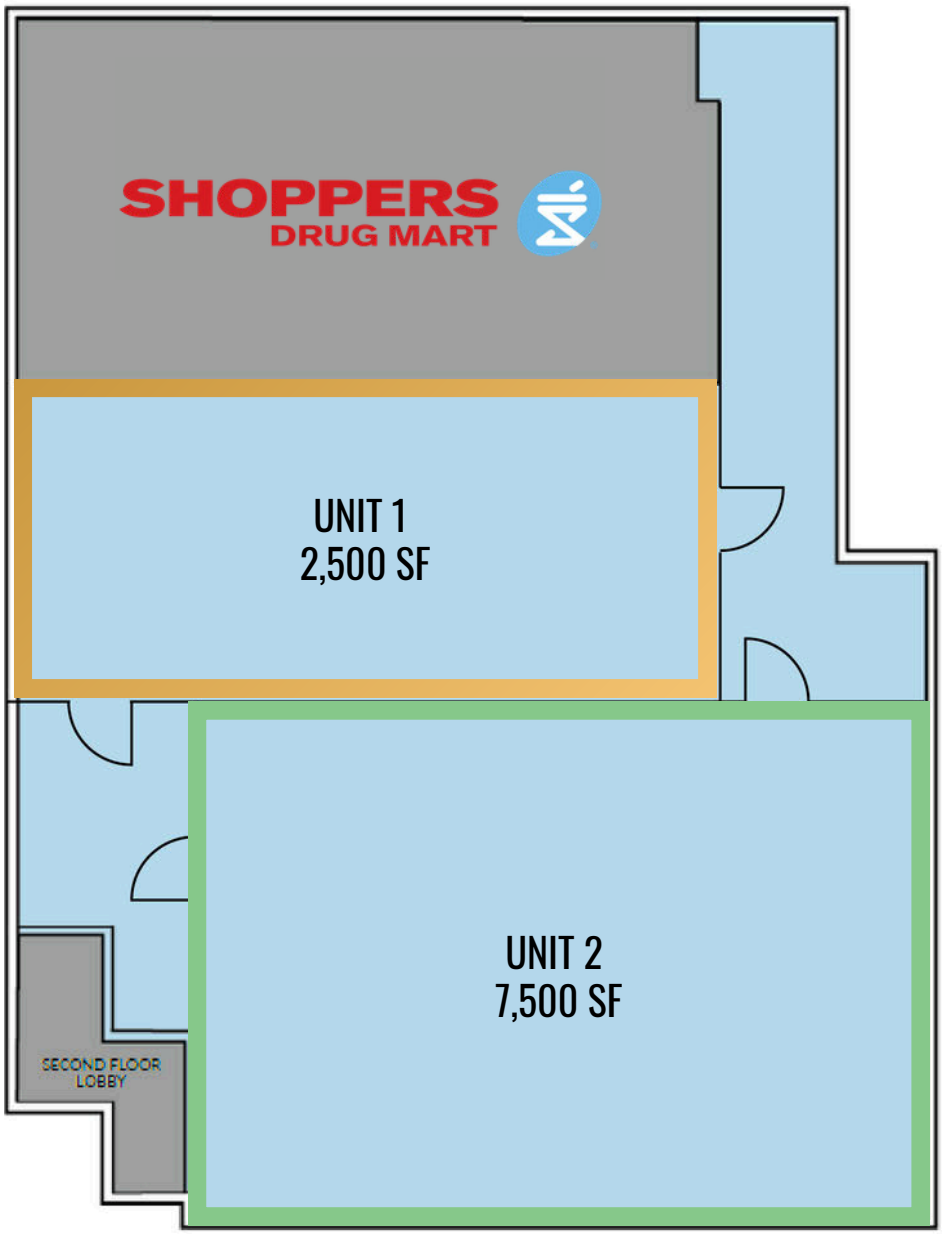
Second Floor | 10,222 sf

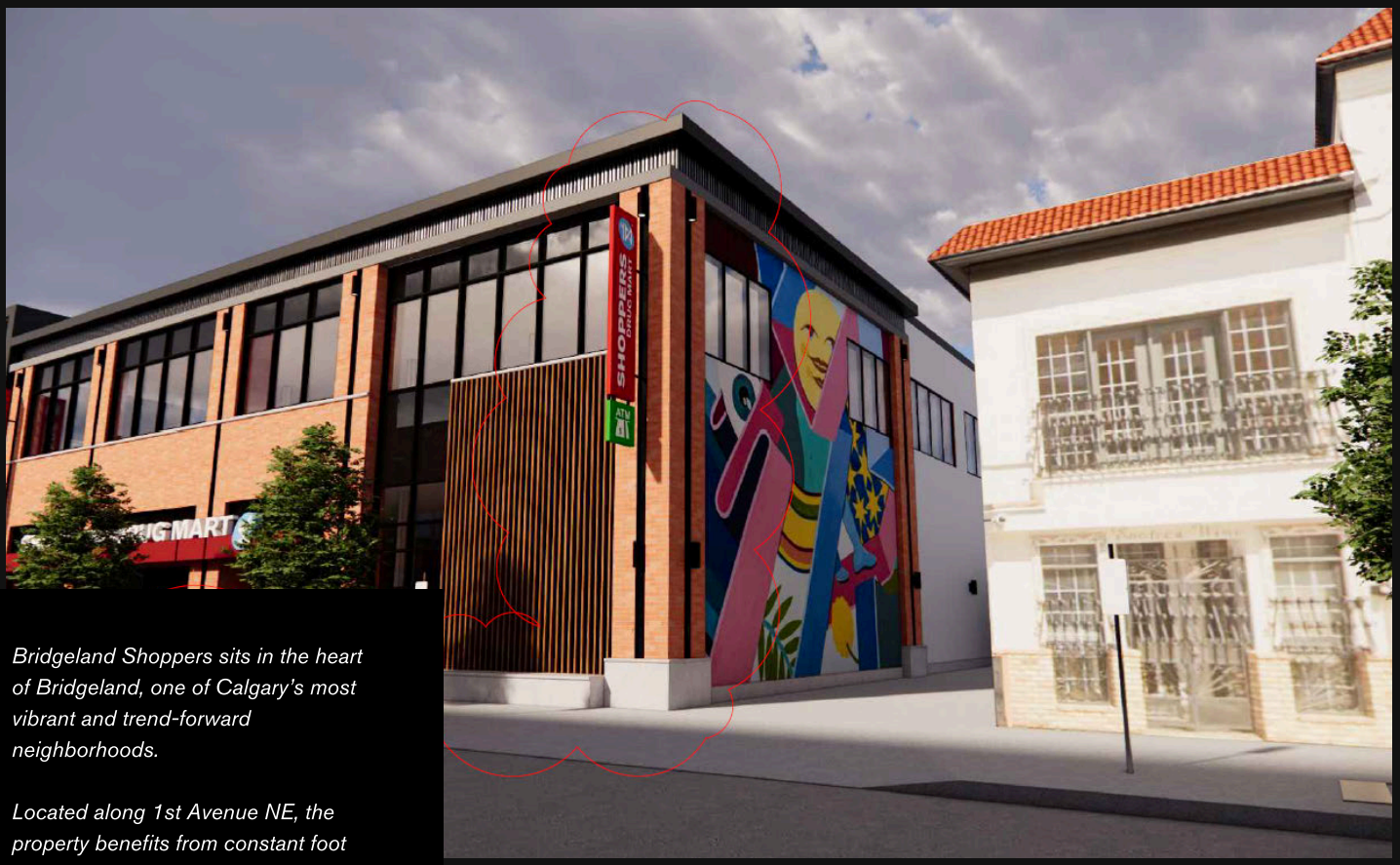
Newly constructed, modern, and easily accessible office space

Conveniently located above a major national retail tenant

±10,222 SF of versatile office space, demisable to suit tenant needs

operating Costs
CAM ($9.02);
Tax ($5.50);
TOTAL ($14.52)

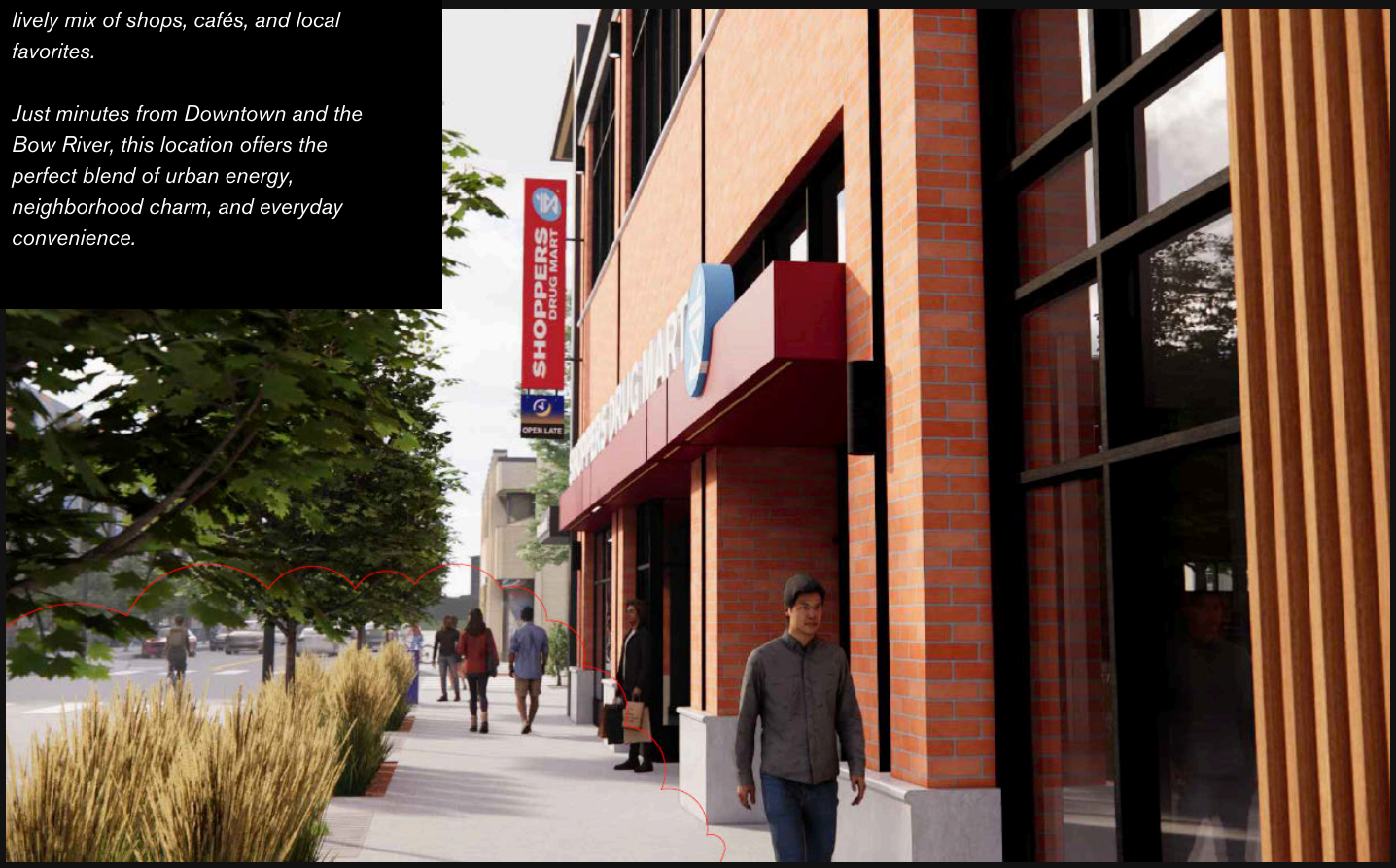




Bridgeland Shoppers sits in the heart of Bridgeland, one of Calgary's most vibrant and trend-forward neighborhoods.

Located along 1st Avenue NE, the property benefits from constant foot traffic, excellent transit access, and a lively mix of shops, cafés, and local favorites.

Just minutes from Downtown and the Bow River, this location offers the perfect blend of urban energy, neighborhood charm, and everyday convenience.



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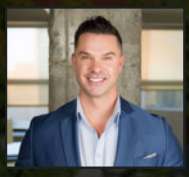
CALGARY, AB



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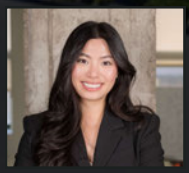

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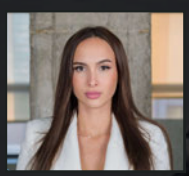

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