

# 906 1<sup>st</sup> Avenue NE

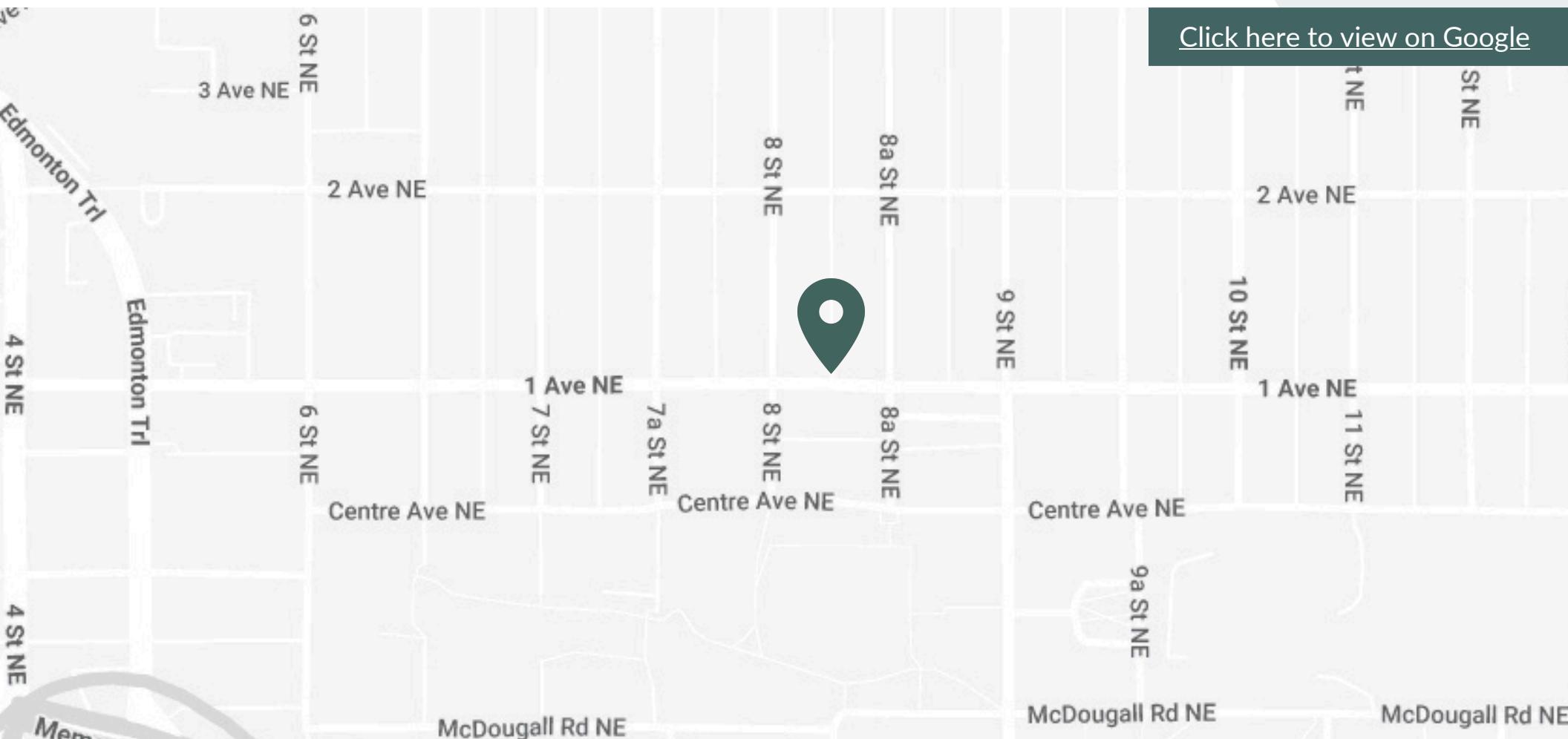
906 1st Avenue NE, Calgary, AB



# About the Location

Located on the high-traffic corridor of 1<sup>st</sup> Avenue NE is 906 1<sup>st</sup> Avenue NE, 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, 906 1<sup>st</sup> Avenue NE offers great connectivity to the city of Calgary and its surrounding neighbourhoods.



# Neighborhood Features



6-MINUTE DRIVE TO TOM CAMPBELL'S HILL NATURAL PARK



7-MINUTE DRIVE TO CORE DOWNTOWN CALGARY



18-MINUTE DRIVE TO CALGARY INTERNATIONAL AIRPORT



Nearest Bus line  
1-minute walk to 1 Ave NE WB bus stop



Nearest Rail line  
4-minute drive to Bridgeland Memorial Light Rail stop



Population (5km)  
**229,015**



Bike Score  
**99**



Household Income (5km)  
**\$149,695**



Walk Score  
**87**



Households (5km)  
**110,750**



Transit Score  
**62**



Traffic count  
**27,000**

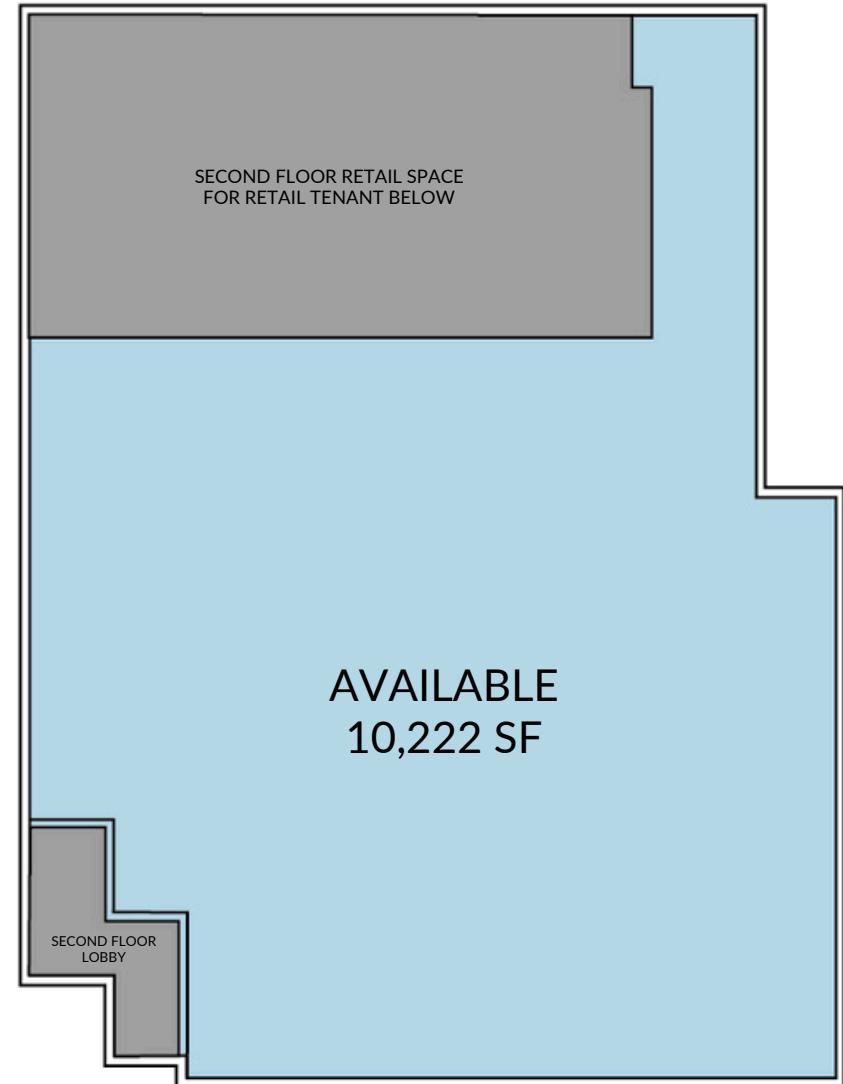


# Availability

Size	10,222 SF
Floor	2nd
Available	TBD
Ideal Use	Medical Clinic, Office

## Notes

- Opportunity to occupy a newly constructed, modern, and easily accessible space
- Conveniently situated upstairs of a major national retail tenant
- Spacious and versatile 10,222 SF ideal for high-performing medical or office operations



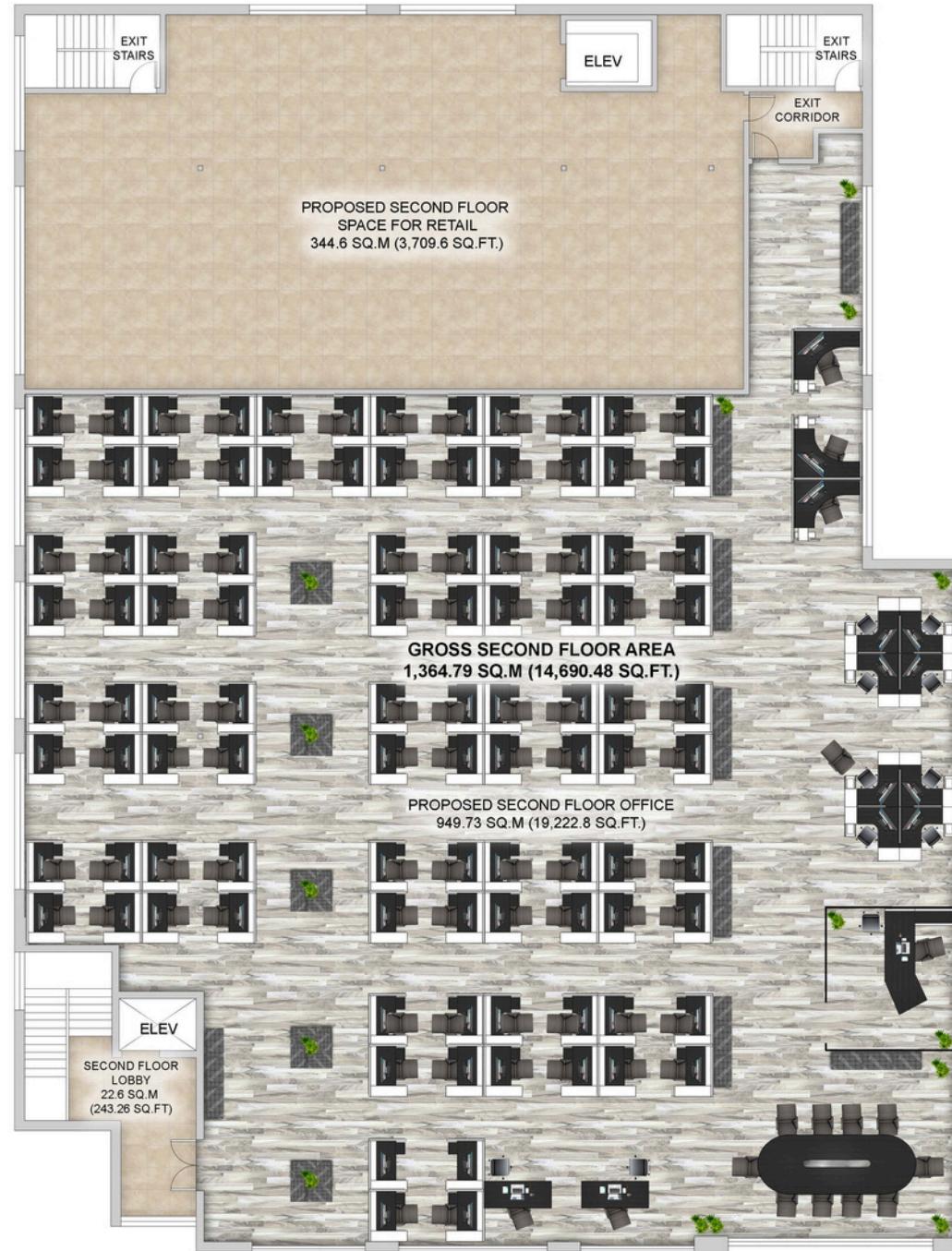
**\*CAM/Tax: \$14.53**

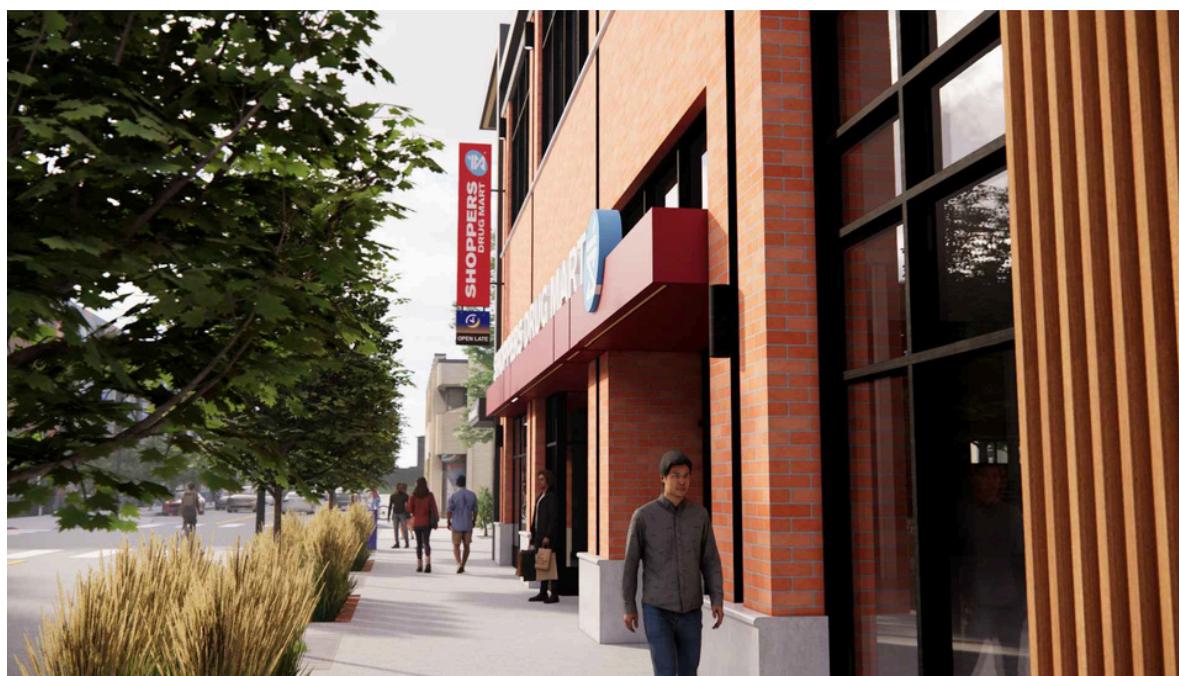
*\*2026 Estimates*

# Mock Floor Plan (Medical Clinic)



# Mock Floor Plan (Office)







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