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1212 9 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Calgary, Alberta



Listing ID:
31098


MLS ID:
A2234244

\$2,100,000



 **JOHN BALKWILL**
 (403) 278-2900

 RE/MAX First
 403-278-2900

 1212 9 Avenue SE, Calgary , Alberta T2G 0T1

Transaction Type

For Sale

Days On Market

21

Zoning

DC 1Z93 Site 1

Subdivision

Inglewood

Building Type

Commercial Mix,Low Rise (2-4 stories),Retail

Year Built

1976

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

A3

Building Area (Sq. Ft.)

4200.00

Building Area (Sq. M.)

390.19

Lot Size (Sq. Ft.)

3756

Lot Size (Acres)

0.09

Inclusions

Commercial Building Systems

Restrictions

None Known

Reports

Appraisal,Environmental Phase 1,Environmental Phase 2,Leases,Legal Description,Rent Roll,RPR with Compliance,Title

GREAT fully leased investment opportunity. Offered at an attractive 6.00% CAP rate. Excellent location in the heart of Inglewood, one of Calgary's premiere retail communities. 2 tenant building fronting 9th avenue. Full service restaurant on main, tap room on second. South facing 47 seat patio. See brochure for additional details. PLEASE RESPECT TENANTS PRIVACY.

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