

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1435 9 AVENUE SE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
31848

MLS ID:
A2251333

\$34



 **JAMES CHRISTENSON**
 (403) 228-4158

 **D.C. & Associates Realty**
 403-228-4158

 **1435 9 Avenue SE, Calgary , Alberta T2V 0Y6**

Transaction Type	Days On Market	Lease Amount
For Lease	170	34.00
Lease Frequency	Zoning	Subdivision
Annually	DC (pre 1P2007)	Inglewood
Building Type	Year Built	Structure Type
Free-Standing,Low Rise (2-4 stories),Office Building,Retail,Walk-up	1950	Retail
Property Type	Property Sub Type	Legal Plan
Commercial	Mixed Use	A3
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Lot Size (Sq. Ft.)
8525.00	791.99	8137
Lot Size (Acres)	Construction Type	Roof
0.19	Concrete,Stucco	Tar/Gravel
Foundation	Electric	Cooling
Block	200 Amp Service	Full
Heating	Lot Features	Access to Property
Forced Air,Natural Gas,See Remarks	Back Lane,City Lot,Level,Near Public Transit	Back Alley Access
Inclusions	Restrictions	Reports
N/A	Non-Smoking Building,Short Term Rentals Not Allowed	Floor Plans

Character retail/office building in the heart of the up and coming district of Inglewood. High ceilings, 5 onsite parking stalls. Main floor 4245 sf with '15' ceiling, lower level 4279 sf with 9' ceiling. Plenty of natural light both up and down. ASking base rent for the main floor is \$34/sf and lower level is \$20/sf

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.