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

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

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