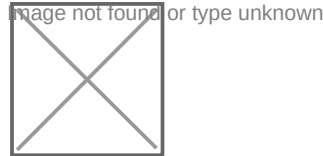


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1435 9 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
31856

MLS ID:
A2251839

\$2,795,000



 **DAVID CAMPBELL**
 (403) 616-2033

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

 1435 9 Avenue SE, Calgary , Alberta T2G 0T4

Transaction Type For Sale	Title Fee Simple	Days On Market 123
Zoning DC (pre 1P2007)	Subdivision Inglewood	Building Type Retail
Year Built 1950	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan A3	Building Area (Sq. Ft.) 7854.00
Building Area (Sq. M.) 729.65	Lot Size (Sq. Ft.) 8137	Lot Size (Acres) 0.19
Construction Type Mixed,See Remarks	Roof Flat Torch Membrane,Flat	Foundation Poured Concrete
Cooling Central Air	Heating Forced Air,Natural Gas	Lot Features Back Lane,Interior Lot,Level,Low Maintenance Landscape,Near Public Transit,Paved
Commercial Amenities See Remarks	Inclusions Appliances and equipment located at the property and owned by the seller	Restrictions None Known
Reports None		

Prime Inglewood Commercial Property Rare Retail Opportunity – BUSINESS RELOCATING AND ALSO AVAILABLE FOR LEASE

This exceptional commercial/retail property presents an unparalleled opportunity in the heart of Inglewood. With the tenant planning to relocate, the property offers vacant possession or the possibility of a short-term leaseback. Strategically located just one block west of the proposed Brewery Rail Lands Development—anticipated to add ±1,500 residents and ±800 jobs to the neighborhood—this property is ideally positioned for significant growth and vibrancy. Property Highlights: • Lot Size: 8,137 sq. ft. (66' x 123') • Developed Space: 8,524 sq. ft. o Upper Level: 3,910 sq. ft. with soaring 15 ft ceilings o Lower Level: 3,944 sq. ft. with spacious 9 ft ceilings • Cap Rate Expectation: 6.0% Cap Currently home to an established, quality Italian furniture and design studio, this property offers incredible potential for a wide range of uses, including a studio, restaurant, music venue, or diverse retail concepts. Historical and Architectural Significance: Originally constructed in 1950 as St. George's Odd Fellows Lodge Hall, the building holds a rich history as a social hub and contributor to East Calgary's commercial vitality. Its Art Moderne style, featuring smooth stucco exteriors, vertical buttresses, and projecting corner piers, makes it a distinctive and valuable addition to the historical streetscape of 9th Avenue—Calgary's first main street. This well-preserved building continues to reflect its original character while offering modern adaptability. The solid concrete block construction presents the exciting potential for expansion, such as a rooftop patio or an additional floor. Don't miss this exclusive opportunity to own a property that blends historical charm, architectural significance, and immense future potential in one of Calgary's most sought-after neighborhoods. Contact your realtor today to explore this unique offering!

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