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## 1212 9 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
33593

**MLS ID:**  
A2279631

**\$2,100,000**



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

 RE/MAX First  
 403-278-2900

 1212 9 Avenue SE, Calgary , Alberta T2G 0T1

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 124	<b>Zoning</b> DC (pre 1P2007)
<b>Subdivision</b> Inglewood	<b>Building Type</b> Commercial Mix,Low Rise (2-4 stories),Retail	<b>Year Built</b> 1976
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> A3	<b>Building Area (Sq. Ft.)</b> 4200.00	<b>Building Area (Sq. M.)</b> 390.19
<b>Lot Size (Sq. Ft.)</b> 3756	<b>Lot Size (Acres)</b> 0.09	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Chattel/Equipment,Environmental Phase 1,Floor Plans,Leases,RPR,Title	

GREAT fully leased investment opportunity or an opportunity to owner-occupy with second floor, with a fully leased main floor. 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 (tap room will relocate, if required). South facing 47 seat patio. See brochure for additional details. PLEASE RESPECT TENANTS PRIVACY.

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