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16, 1420 9 AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease



Location
Calgary, Alberta

Listing ID:
35210

MLS ID:
A2310363

\$30



 **TINA HO**
 (403) 680-5585

 Century 21 Bravo Realty
 403-250-2882

 16, 1420 9 Avenue SE, Calgary , Alberta T2G 0T5

Transaction Type For Lease	Lease Amount 30.00	Lease Frequency Annually
Zoning DC (pre 1P2007)	Subdivision Inglewood	Building Type Condo Complex
Year Built 1947	Structure Type Other	Property Type Commercial
Property Sub Type Retail	Legal Plan 9512330	Building Area (Sq. Ft.) 766.00
Building Area (Sq. M.) 71.16	Inclusions N/A	Restrictions Condo/Strata Approval, Landlord Approval, See Remarks
Reports Floor Plans		

FOR LEASE! - Impressive & RARE retail condo bay located in the heart of Inglewood, the perfect studio size (766sqft) for start-ups, small business ventures, or fit for downsizing and relocating your existing operations. Prime street/ground level (main), and your very own private/secure entry way. Superb access to East Village and all major roadways such as Deerfoot Tr., Memorial Dr. and Blackfoot Tr. Recently renovated from top to bottom with laminate floor, ceramic tiles, updated bathroom, entrance area, hot water tank, and wheelchair accessible bathrooms. The unit was designed by a professional and finished by a license plumber, electrician, carpenter, HVAC technician and all permits are approved by the City of Calgary. All permanent improvements stay with property such as showroom display window, reception desk, built in speakers, security alarm system rough-ins. Small mezzanine located upstairs for additional storage included in rent. Previously used as a tattoo space, however, multiple commercial retail uses allotted within DC zoning, final City & Landlord Approval required, please contact your agent for any questions/info.

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