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536 9 AVENUE SE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta



Listing ID:
24135


MLS ID:
A2107673

\$2,950,000



 **JEFF KEET**

 **CDN Global Advisors Ltd.**
 **403-531-4336**

 **536 9 Avenue SE, Calgary , Alberta T2G 0H1**

Transaction Type For Sale	Title Fee Simple	Days On Market 192
Zoning CC-ERP	Subdivision Downtown East Village	Building Type Free-Standing
Year Built 1952	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan A	Building Area (Sq. Ft.) 13500.00
Building Area (Sq. M.) 1254.18	Lot Size (Sq. Ft.) 6500	Lot Size (Acres) 0.15
Footprint (Sq. Ft.) 5000	Construction Type Brick,Concrete,Post & Beam	Roof Membrane
Foundation Poured Concrete	Heating Forced Air,Natural Gas	Lot Features Back Lane,City Lot,Near Shopping Center,Level,Near Public Transit
Access to Property Accessible to Major Traffic Route,Back Alley Access,Front and Rear Drive access,Lane,Public Transportation Nearby	Inclusions N/A	Restrictions See Remarks
Reports Call Lister		

Available for Sale or For Lease. Location: Situated in the heart of Calgary's redeveloped East Village district, along the Music Mile, and neighboring Studio Bell (National Music Centre) and The King Eddy. Its close proximity to River-paths, Fort Calgary, LRT, City Hall, Stampede Grounds, Saddledome, Inglewood, and the Downtown Core makes it highly accessible and visible. Opportunity for building branding & naming. Accessibility: Within walking distance to various attractions and amenities, including the future site for the Calgary Arena Project and the future Green Line LRT, enhancing its accessibility and potential foot traffic. Exposure: The building offers high exposure with over 16,000 vehicles passing by per day, making it suitable for businesses looking to capitalize on visibility and branding opportunities. Zoning: The property's flexible zoning (CC-EPR) allows for a wide range of uses, including character office, retail, showroom, community uses (such as a place of worship), charities, technology, marketing/creative, and some light industrial uses. Infrastructure: With over 800 amps of power available, the building is equipped to accommodate various business needs, including those with higher power requirements, such as industrial or technology-related operations. Given these features, the property could be an ideal fit for businesses seeking a versatile space in a dynamic and well-connected urban environment. Whether it's for office, retail, community, or industrial purposes, the subject property offers potential for diverse use cases and opportunities for businesses to thrive. Low operating costs relative to other options in the area.

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