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1336, 1340 9 AVENUE SE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta



Listing ID:
24723



MLS ID:
A2118662


\$6,950,000



1336 and 1340 - 9 Avenue SE
Calgary, Alberta

 **DAVID CAMPBELL**
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 1336, 1340 9 Avenue SE, Calgary, Alberta T2G 0T3

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| Transaction Type For Sale | Days On Market 154 | Zoning DC, with application to p |
| Subdivision Inglewood | Building Type Mixed Use,See Remarks,Street Level Storefront | Year Built 1919 |
| Structure Type Other | Property Type Commercial | Property Sub Type Multi Family |
| Legal Plan A3 | Building Area (Sq. Ft.) 8340.00 | Building Area (Sq. M.) 774.80 |
| Lot Size (Sq. Ft.) 16236 | Lot Size (Acres) 0.37 | Construction Type Mixed |
| Inclusions None | Restrictions None Known | Reports Environmental Phase 1,Environmental Phase 2,RPR,Title |

Prime Inner City Development Opportunity. Currently awaiting zoning approval to allow the proposed development. The zoning approval is expected within the next 30 days. Proposed 84-unit residential purpose-built rental project with 7,500 square feet of retail space located in the historic community of Inglewood, a neighborhood with the perfect mix of history, culture, and community. Located just minutes from downtown, Inglewood is the perfect spot for those who want easy access to all that Calgary has to offer. Inglewood is also home to a vibrant community, with friendly neighbors and plenty of community events and festivals. One of the things that sets Inglewood apart is its historic charm. As one of Calgary's oldest neighborhoods, Inglewood boasts a unique architecture and streetscape that you won't find anywhere else. Take a stroll down 9th Avenue SE and you'll feel like you've stepped back in time. But Inglewood isn't just about history. It's also home to some of Calgary's most amazing shopping and dining. From boutique shops and galleries to cafes and restaurants, Inglewood has something for everyone. And if you love the outdoors, you'll appreciate Inglewood's proximity to the Bow River and the Calgary Zoo. Inglewood is one of Calgary's best neighborhoods. This development and the planned Brewery Lands development, which will add another 2,000 residents to the area, will be a welcome addition to the vibrant inner city lifestyle that Inglewood offers.

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