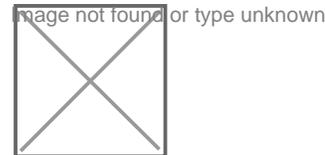


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

10, 1922 9 AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Calgary, Alberta

Listing ID:
26843

MLS ID:
A2178082

\$15



 **KELLY SMITH**
 (403) 971-1055

 CIR Realty
 403-247-7770

 10, 1922 9 Avenue SE, Calgary , Alberta T2G 0V2

Transaction Type For Lease	Title Fee Simple	Days On Market 83
Lease Amount 15.00	Lease Frequency Annually	Lease Term Other
Zoning C-COR1	Subdivision Inglewood	Building Type Commercial Mix,Condo Complex,Office Building,Retail
Year Built 2001	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Retail	Legal Plan 0111256	Building Area (Sq. Ft.) 1393.18
Building Area (Sq. M.) 129.43	Lot Size (Sq. Ft.) 21097	Lot Size (Acres) 0.48
Construction Type Concrete,Metal Siding ,Stucco,Wood Frame	Roof Flat Torch Membrane	Foundation Poured Concrete
Electric 100 Amp Service	Heating Boiler,Natural Gas	Access to Property Accessible to Major Traffic Route,Direct Access,Public Transportation Nearby
Inclusions N/A	Restrictions Landlord Approval	Reports Condo/Strata Bylaws,Title

Prime Commercial Space Available for Lease in Trendy Inglewood! 1392 square feet of unique Retail / Office space on two levels. The main floor has an open layout, 9' ceilings, polished concrete floors, and a 2-piece bathroom. The lower level has a kitchen and 2-piece bathroom. The space is perfect for a wide range of permitted uses thanks to the versatile C-COR1 zoning. Located on the edge of Inglewood and not far from International Ave, the location is surrounded by popular restaurants, shops, entertainment, and scenic river pathways perfect for attracting customers and clients. Take advantage of the opportunity to establish and grow your business in one of the city's most dynamic neighbourhoods. Net rent is \$15.00 per square foot. Operating costs are budgeted at be \$11.00 per square foot.

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