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1435 9 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
29083


MLS ID:
A2143030

\$2,795,000



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 1435 9 Avenue SE, Calgary , Alberta T2G 0T4

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| Transaction Type For Sale | Title Fee Simple | Days On Market 129 |
| Zoning DC (pre 1P2007) | Subdivision Inglewood | Building Type Free-Standing,Retail,Street Level Storefront |
| Year Built 1950 | Structure Type Low Rise (2-4 stories) | Property Type Commercial |
| Property Sub Type Retail | Legal Plan A3 | Building Area (Sq. Ft.) 7853.66 |
| Building Area (Sq. M.) 729.62 | Lot Size (Sq. Ft.) 8137 | Lot Size (Acres) 0.19 |
| Footprint (Sq. Ft.) 4245 | Construction Type Mixed,See Remarks | Roof Asphalt,Flat |
| Foundation Poured Concrete | Cooling Central Air | Heating Combination,Natural Gas |
| Inclusions None | Restrictions None Known | Reports Floor Plans |

Prime Inglewood Commercial Property Rare Retail Opportunity – BUSINESS RELOCATING This exceptional commercial/retail property presents an unparalleled opportunity in the heart of Inglewood. With the tenant planning to relocate, the property offers vacant possession or the possibility of a short-term leaseback. Strategically located just one block west of the proposed Brewery Rail Lands Development—anticipated to add ±1,500 residents and ±800 jobs to the neighborhood—this property is ideally positioned for significant growth and vibrancy. Property Highlights: • Lot Size: 8,137 sq. ft. (66' x 123') • Developed Space: 8,524 sq. ft. o Upper Level: 3,910 sq. ft. with soaring 15 ft ceilings o Lower Level: 3,944 sq. ft. with spacious 9 ft ceilings • Cap Rate Expectation: 6.0% Cap Currently home to an established, quality Italian furniture and design studio, this property offers incredible potential for a wide range of uses, including a studio, restaurant, music venue, or diverse retail concepts. Historical and Architectural Significance: Originally constructed in 1950 as St. George's Odd Fellows Lodge Hall, the building holds a rich history as a social hub and contributor to East Calgary's commercial vitality. Its Art Moderne style, featuring smooth stucco exteriors, vertical buttresses, and projecting corner piers, makes it a distinctive and valuable addition to the historical streetscape of 9th Avenue—Calgary's first main street. This well-preserved building continues to reflect its original character while offering modern adaptability. The solid concrete block construction presents the exciting potential for expansion, such as a rooftop patio or an additional floor. Don't miss this exclusive opportunity to own a property that blends historical charm, architectural significance, and immense future potential in one of Calgary's most sought-after neighborhoods. Contact your realtor today to explore this unique offering!

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