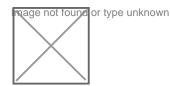


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 1212 9 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 31098

MLS ID: A2234244

\$2,100,000



- **△** JOHN BALKWILL
- **2** (403) 278-2900
- RE/MAX First
- **403-278-2900**
- 1212 9 Avenue SE, Calgary , Alberta T2G 0T1

**Transaction Type** 

For Sale

**Days On Market** 

63

Zoning

DC 1Z93 Site 1

Subdivision

**Structure Type** 

Inglewood

**Building Type** 

Commercial Mix,Low Rise (2-4

stories),Retail

Year Built 1976

Property Type

Commercial

**Property Sub Type** 

Retail

Legal Plan

A3

Retail

**Building Area (Sq. Ft.)** 

4200.00

Building Area (Sq. M.)

390.19

Lot Size (Sq. Ft.)

3756

Restrictions

None Known

Lot Size (Acres)

0.09

Inclusions

Commercial Building Systems

Reports

Appraisal, Environmental Phase

1,Environmental Phase 2,Leases,Legal

Description, Rent Roll, RPR with

Compliance, Title

GREAT fully leased investment opportunity. Offered at an attractive 6.00% CAP rate. Excellent location in the heart of Inglewood, one of Calgary's premiere retail communities. 2 tenant building fronting 9th avenue. Full service restaurant on main, tap room on second. South facing 47 seat patio. See brochure for additional details. PLEASE RESPECT TENANTS PRIVACY.

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