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## 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**  
 (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**

Inglewood

**Building Type**

Commercial Mix,Low Rise (2-4 stories),Retail

**Year Built**

1976

**Structure Type**

Retail

**Property Type**

Commercial

**Property Sub Type**

Retail

**Legal Plan**

A3

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

4200.00

**Building Area (Sq. M.)**

390.19

**Lot Size (Sq. Ft.)**

3756

**Lot Size (Acres)**

0.09

**Inclusions**

Commercial Building Systems

**Restrictions**

None Known

**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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