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## 1435 9 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
31856


**MLS ID:**  
A2251839

**\$2,795,000**



 **DAVID CAMPBELL**  
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 403-228-4158

 1435 9 Avenue SE, Calgary , Alberta T2G 0T4

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Zoning</b> DC (pre 1P2007)
<b>Subdivision</b> Inglewood	<b>Building Type</b> Retail	<b>Year Built</b> 1950
<b>Structure Type</b> Retail	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail
<b>Legal Plan</b> A3	<b>Building Area (Sq. Ft.)</b> 7854.00	<b>Building Area (Sq. M.)</b> 729.65
<b>Lot Size (Sq. Ft.)</b> 8137	<b>Lot Size (Acres)</b> 0.19	<b>Construction Type</b> Mixed,See Remarks
<b>Roof</b> Flat Torch Membrane,Flat	<b>Foundation</b> Poured Concrete	<b>Cooling</b> Central Air
<b>Heating</b> Forced Air,Natural Gas	<b>Lot Features</b> Back Lane,Interior Lot,Level,Low Maintenance Landscape,Near Public Transit,Paved	<b>Commercial Amenities</b> See Remarks
<b>Inclusions</b> Appliances and equipment located at the property and owned by the seller	<b>Restrictions</b> None Known	<b>Reports</b> None

Prime Inglewood Commercial Property Rare Retail Opportunity – BUSINESS RELOCATING AND ALSO AVAILABLE FOR LEASE

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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