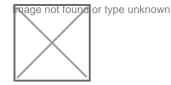


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1435 9 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 31856

MLS ID: A2251839

\$2,795,000



△ DAVID CAMPBELL

(403) 616-2033

■ D.C. & Associates Realty

403-228-4158

🖄 1435 9 Avenue SE, Calgary , Alberta T2G 0T4

Transaction Type Title Zoning

For Sale Fee Simple DC (pre 1P2007)

SubdivisionBuilding TypeYear BuiltInglewoodRetail1950

Structure Type Property Type Property Sub Type

Retail Commercial Retail

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

A3 7854.00 729.65

Lot Size (Sq. Ft.) Lot Size (Acres) Construction Type

8137 0.19 Mixed,See Remarks

RoofFoundationCoolingFlat Torch Membrane, FlatPoured ConcreteCentral Air

Lot Features

Heating Back Lane, Interior Lot, Level, Low Commercial Amenities

Forced Air, Natural Gas Maintenance Landscape, Near Public See Remarks

Transit, Paved

Inclusions Restrictions Reports

Appliances and equipment located at the property and owned by the seller

None Known

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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