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1212 9 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Calgary, Alberta



Listing ID:
33593


MLS ID:
A2279631

\$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 110	Zoning DC (pre 1P2007)
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 N/A
Restrictions None Known	Reports Chattel/Equipment,Environmental Phase 1,Floor Plans,Leases,RPR,Title	

GREAT fully leased investment opportunity or an opportunity to owner-occupy with second floor, with a fully leased main floor. 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 (tap room will relocate, if required). South facing 47 seat patio. See brochure for additional details. PLEASE RESPECT TENANTS PRIVACY.

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