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16, 1420 9 AVENUE SE FOR LEASE

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Commercial Real Estate > Commercial Property for Lease

Location	Listing ID:	MLS ID:	
Calgary, Alberta	35210	A2310363	**$30**

TINA HO
(403) 680-5585

Century 21 Bravo Realty
403-250-2882

16, 1420 9 Avenue SE, Calgary , Alberta T2G 0T5

Transaction Type For Lease	**Days On Market** 4	**Lease Amount** 30.00
Lease Frequency Annually	**Zoning** DC (pre 1P2007)	**Subdivision** Inglewood
Building Type Condo Complex	**Year Built** 1947	**Structure Type** Other
Property Type Commercial	**Property Sub Type** Retail	**Legal Plan** 9512330
Building Area (Sq. Ft.) 766.00	**Building Area (Sq. M.)** 71.16	**Inclusions** N/A
Restrictions Condo/Strata Approval,Landlord Approval,See Remarks	**Reports** Floor Plans	

FOR LEASE! - Impressive & RARE retail condo bay located in the heart of Inglewood, the perfect studio size (766sqft) for start-ups, small business ventures, or fit for downsizing and relocating your existing operations. Prime street/ground level (main), and your very own private/secure entry way. Superb access to East Village and all major roadways such as Deerfoot Tr., Memorial Dr. and Blackfoot Tr. Recently renovated from top to bottom with laminate floor, ceramic tiles, updated bathroom, entrance area, hot water tank, and wheelchair accessible bathrooms. The unit was designed by a professional and finished by a license plumber, electrician, carpenter, HVAC technician and all permits are approved by the City of Calgary. All permanent improvements stay with property such as showroom display window, reception desk, built in speakers, security alarm system rough-ins. Small mezzanine located upstairs for additional storage included in rent. Previously used as a tattoo space, however, multiple commercial retail uses allotted within DC zoning, final City & Landlord Approval required, please contact your agent for any questions/info. This Unit is also For Sale and with options for immediate possession.

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