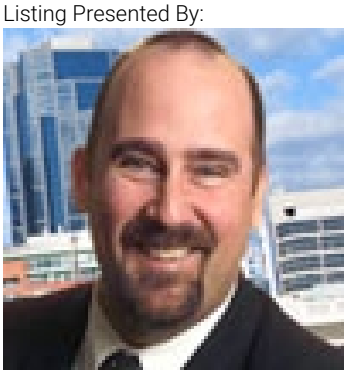


1435 9 Avenue Calgary Alberta

$2,795,000

Prime Inglewood Commercial Property Rare Retail Opportunity - BUSINESS RELOCATING PLEASE NOTE: The Seller will agree to a Sale with a 5 year leaseback - fully triple net, worry free lease at $200,000/year. 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:oLot Size: 8,137 sq. ft. (66' x 123')oDeveloped Space: 8,524 sq. ft.oUpper Level: 3,910 sq. ft. with soaring 15 ft ceilingsoLower Level: 3,944 sq. ft. with spacious 9 ft ceilingsoCap Rate Expectation: 6.0% CapCurrently 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, archite...

Listing Presented By:



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D.C. & Associates Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca