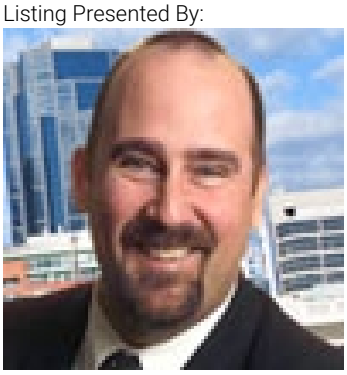


151417 9 Avenue Calgary Alberta

$1,750,000

Inglewood Improvement Area 43 x 21 =903 sq ft. | Pedal Pub 35 x 21 =735 sq ft. :::::::::::::::::::: Total sq ft = 735 + 903 = 1,638 sq ft Plus Cold Storage 10' x 21 = 210 sq ft. :::::::::::::::::::: Located in the heart of Calgary's historic Inglewood community, this commercial building offers a rare opportunity to own a free-standing commercial building on a double lot along one of the city's most vibrant inner-city corridors. Positioned on high-visibility 9 Avenue SE, the property benefits from strong daily vehicle and pedestrian traffic, providing excellent exposure for businesses. The building currently generates income with established tenants offering immediate revenue with future flexibility. Zoned DC (pre 1P2007), the property allows for a variety of potential uses subject to city approval, making it ideal for professional offices, boutique retail, medical or wellness services, creative studios, specialty food businesses, or mixed-use work spaces. (id:6769)

Listing Presented By:



Originally Listed by:
Century 21 Masters

https://bob-sheddy.c21.ca/

RE/MAX Realty Professionals

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

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