

1435 9 Avenue SE
Calgary, Alberta

MLS # A2251839



\$2,795,000

Division:	Inglewood
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	7,854 sq.ft.
Zoning:	DC (pre 1P2007)

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Flat Torch Membrane, Flat	Utilities:	-
Exterior:	Mixed, See Remarks	Parking:	-
Water:	-	Lot Size:	0.19 Acre
Sewer:	-	Lot Feat:	Back Lane, Interior Lot, Level, Low Maintenance Landscap
Inclusions:	Appliances and equipment located at the property and owned by the seller		

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!