

1212 9 Avenue SE  
 Calgary, Alberta

MLS # A2279631

**\$2,100,000**



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**Division:** Inglewood  
**Type:** Retail  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 4,200 sq.ft.  
**Zoning:** DC (pre 1P2007)

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<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.09 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	N/A		

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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.