

\$2,795,000 - 1435 9 Avenue Se, Calgary

MLS® #A2143030

\$2,795,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.19 Acres

Inglewood, Calgary, Alberta

Prime Inglewood Commercial Property
Rare Retail Opportunity – BUSINESS
RELOCATING

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 $\pm 1,500$ 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

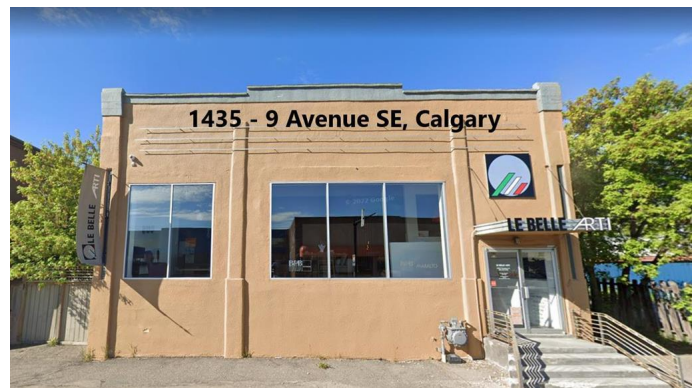
o Lower Level: 3,944 sq. ft. with spacious 9 ft ceilings

• 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 Avenueâ€”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. Donâ€™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!

Built in 1950

Essential Information

MLS® #	A2143030
Price	\$2,795,000
Bathrooms	0.00
Acres	0.19
Year Built	1950
Type	Commercial
Sub-Type	Retail
Status	Active

Community Information

Address	1435 9 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0T4

Amenities

Parking Spaces	6
----------------	---

Interior

Heating	Combination, Natural Gas
Cooling	Central Air

Exterior

Roof	Asphalt, Flat
Construction	Mixed, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	January 24th, 2025
Days on Market	157
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	D.C. & Associates Realty
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.