

# \$2,100,000 - 1212 9 Avenue Se, Calgary

MLS® #A2234244

**\$2,100,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.09 Acres

Inglewood, Calgary, Alberta

GREAT fully leased investment opportunity.  
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. South facing 47 seat patio. See  
brochure for additional details. PLEASE  
RESPECT TENANTS PRIVACY.

Built in 1976

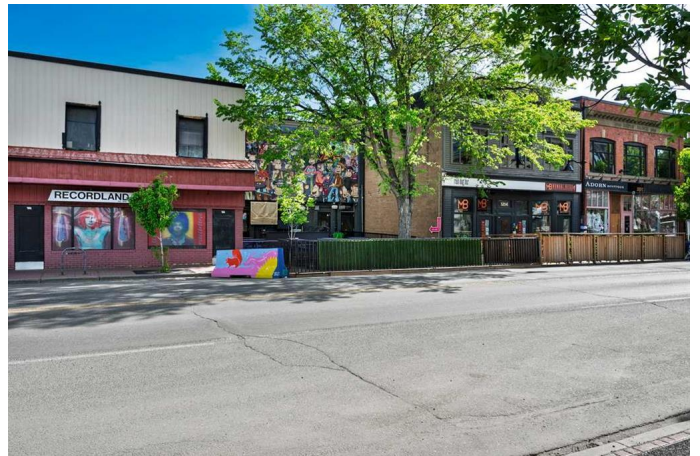
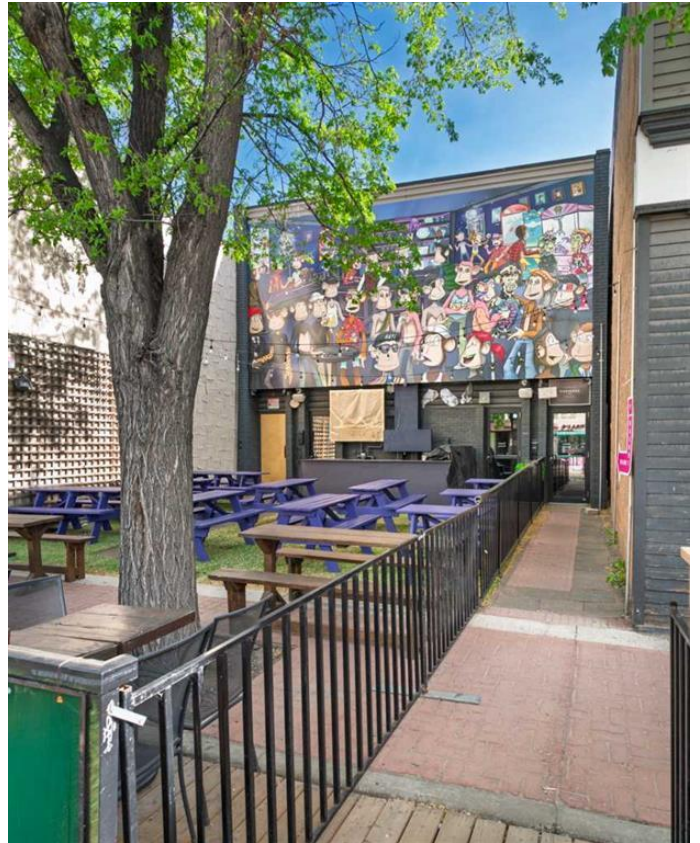
## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2234244    |
| Price      | \$2,100,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.09        |
| Year Built | 1976        |
| Type       | Commercial  |
| Sub-Type   | Retail      |
| Status     | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 1212 9 Avenue Se |
| Subdivision | Inglewood        |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2G 0T1          |

## Additional Information



|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 61              |
| Zoning         | DC 1Z93 Site 1  |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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