



**GRASSROOTS**  
REALTY GROUP

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**1222 10 Avenue SE**  
**Calgary, Alberta**

**MLS # A2228593**



**\$598,000**

**Division:** Inglewood

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,038 sq.ft.

**Zoning:** C-COR2 f2.8h12

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** .

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.09 Acre

**Lot Feat:** -

Do not miss your opportunity to own LAND on a Premium Block in Inglewood. This small block location is perfect for foot traffic, as it is shared with a boutique clothing outlet, art galleries, an architecture firm, and Calgary's famous Smith Built Hats, and sits directly across the street from Festival Hall. Continuing a few steps further, it's half a block from the Inglewood Night Market and around the corner from brew pubs, restaurants, and the active artisan retail district of 9ave. Due to its zoning & HIGH VISIBILITY to 9th Ave (with the correct permitting and approvals), the development of this space is ideal for light Retail, Office, Studio, Event Space, Specialty Food Service, or similar types of service. Act now to secure your piece of Calgary in the growing community of Inglewood.