



**GRASSROOTS**  
REALTY GROUP

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1212 9 Avenue SE  
Calgary, Alberta

MLS # A2234244



**\$2,100,000**

Division: Inglewood

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,200 sq.ft.

Zoning: DC 1Z93 Site 1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.09 Acre

Sewer: -

Lot Feat: -

Inclusions: Commercial Building Systems

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.