



**GRASSROOTS**  
REALTY GROUP

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1435 9 Avenue SE  
Calgary, Alberta

MLS # A2251333



**\$34 per sq.ft.**

**Division:** Inglewood

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Le Belle Arti

**Bus. Name:** -

**Size:** 8,525 sq.ft.

**Zoning:** DC (pre 1P2007)

**Heating:** Forced Air, Natural Gas, See Remarks

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Tar/Gravel

**Utilities:** -

**Exterior:** Concrete, Stucco

**Parking:** -

**Water:** Public

**Lot Size:** 0.19 Acre

**Sewer:** Public Sewer

**Lot Feat:** Back Lane, City Lot, Level, Near Public Transit

**Inclusions:** N/A

Character retail/office building in the heart of the up and coming district of Inglewood. High ceilings, 5 onsite parking stalls. Main floor 4245 sf with 15' ceiling, lower level 4279 sf with 9' ceiling. Plenty of natural light both up and down. Asking base rent for the main floor is \$34/sf and lower level is \$20/sf