



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**Floors:** -

**Roof:** Tar/Gravel

**Exterior:** Concrete, Stucco

**Water:** Public

**Sewer:** Public Sewer

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.19 Acre

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

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