

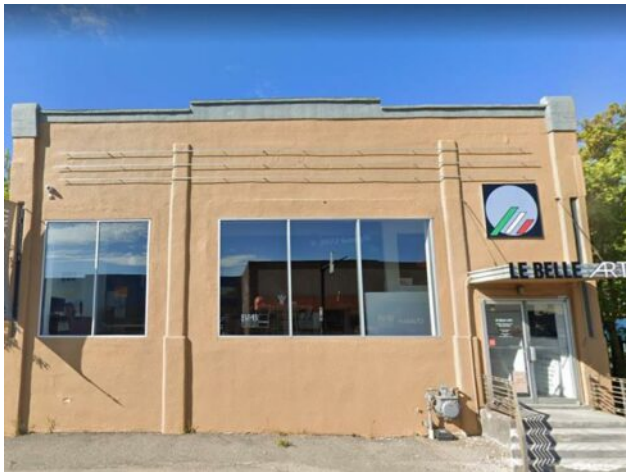


**GRASSROOTS**  
REALTY GROUP

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1435 9 Avenue SE  
Calgary, Alberta

MLS # A2251839



**\$2,795,000**

**Division:** Inglewood

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 7,854 sq.ft.

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

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Flat Torch Membrane, Flat

**Exterior:** Mixed, See Remarks

**Water:** -

**Sewer:** -

**Inclusions:** Appliances and equipment located at the property and owned by the seller

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.19 Acre

**Lot Feat:** Back Lane, Interior Lot, Level, Low Maintenance Landscaping

Prime Inglewood Commercial Property Rare Retail Opportunity &ndash; BUSINESS RELOCATING AND ALSO AVAILABLE FOR LEASE  
This exceptional commercial/retail property presents an unparalleled opportunity in the heart of Inglewood. With the tenant planning to relocate, the property offers vacant possession or the possibility of a short-term leaseback. Strategically located just one block west of the proposed Brewery Rail Lands Development&mdash;anticipated to add &plusmn;1,500 residents and &plusmn;800 jobs to the neighborhood&mdash;this property is ideally positioned for significant growth and vibrancy. Property Highlights: &bull; Lot Size: 8,137 sq. ft. (66&rsquo; x 123&rsquo;) &bull; Developed Space: 8,524 sq. ft. o Upper Level: 3,910 sq. ft. with soaring 15 ft ceilings o Lower Level: 3,944 sq. ft. with spacious 9 ft ceilings &bull; Cap Rate Expectation: 6.0% Cap Currently home to an established, quality Italian furniture and design studio, this property offers incredible potential for a wide range of uses, including a studio, restaurant, music venue, or diverse retail concepts. Historical and Architectural Significance: Originally constructed in 1950 as St. George's Odd Fellows Lodge Hall, the building holds a rich history as a social hub and contributor to East Calgary's commercial vitality. Its Art Moderne style, featuring smooth stucco exteriors, vertical buttresses, and projecting corner piers, makes it a distinctive and valuable addition to the historical streetscape of 9th Avenue&mdash;Calgary's first main street. This well-preserved building continues to reflect its original character while offering modern adaptability. The solid concrete block construction presents the exciting potential for expansion, such as a rooftop patio or an additional floor. Don&rsquo;t miss this exclusive opportunity to own a property that blends historical charm, architectural significance, and

immense future potential in one of Calgary's most sought-after neighborhoods. Contact your realtor today to explore this unique offering!