

High Exposure Retail LEASE OPPORTUNITY



Street Access Inglewood Retail

Up to 3,830 s.f. available

Available for immediate fixturing

25,000 cars per day

Faces 9th Avenue, providing excellent street visibility and exposure to potential customers. This retail property can offer a unique shopping experience for customers and provide businesses with a cost-effective option for their retail needs. With its high foot traffic and convenient location, this location is a great option for businesses looking to establish a strong presence in a bustling commercial area.

For more information contact



Dan Luijckx
Associate
Roman Real Estate
403-228-6015
dluijckx@romanre.com
RomanRE.com

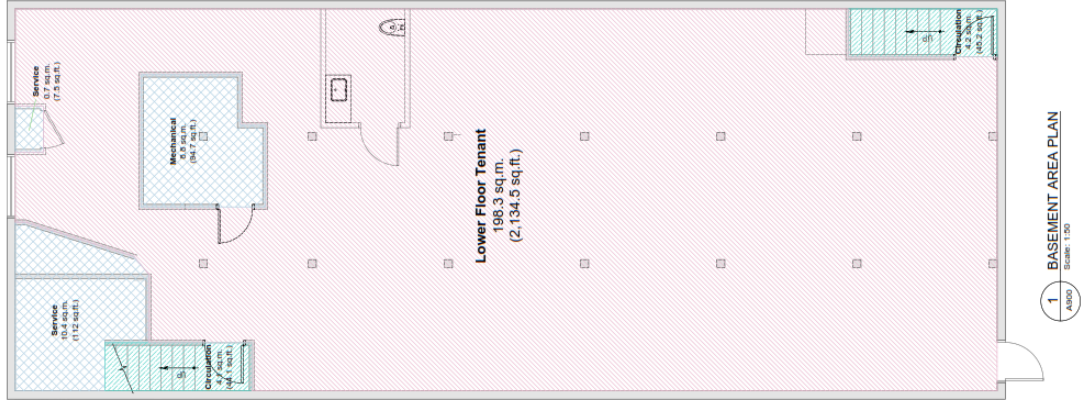
Paul Loutitt
Associate
Century 21 Bamber
403-861-5232
ploutitt@shaw.ca
CalgaryCommercialRealty.com



Main Floor



Lower Level



Not exactly as shown





Property Details

Address 917 9th Avenue SE, Calgary AB

District Inglewood

Access Via 9th Avenue

Zoning I-C

Building Size
Main Floor 1,695 s.f.
Lower Level 2,135 s.f.
Total 3,830 s.f. +/-

Condition Ready for tenant fixturing.

Parking Street parking

Signage Building signage available

HVAC yes

Sprinklered No



The information has been obtained from the owner or from sources deemed reliable. We have no reason to doubt the accuracy; however Roman Real Estate (2009) Ltd., Century 21 Bamber and its Agents are unable to guarantee it. All quoted prices exclude the GST. All properties subject to change and/or withdrawal without notice.

Financial Information

Op Costs \$17.00 estimated for 2023

Asking Rent \$25.00 p.s.f. main \$15.00 p.s.f. lower

Available Immediately

T.I.A. Negotiable

Comments Main floor currently configured as a coffee shop. Lower level roughly dry-walled. Main and lower level can be leased separately.

