

# \$15 - 10, 1922 9 Avenue Se, Calgary

MLS® #A2178082

**\$15**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.48 Acres

Inglewood, Calgary, Alberta

Prime Commercial Space Available for Lease  
in Trendy Inglewood!

1392 square feet of unique Retail / Office space on two levels. The main floor has an open layout, 9' ceilings, polished concrete floors, and a 2-piece bathroom. The lower level has a kitchen and 2-piece bathroom. The space is perfect for a wide range of permitted uses thanks to the versatile C-COR1 zoning.

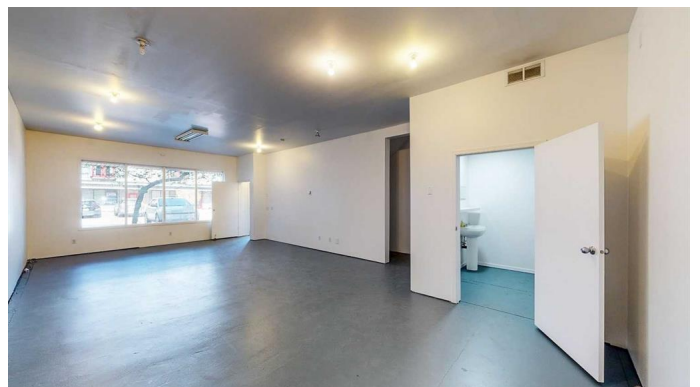
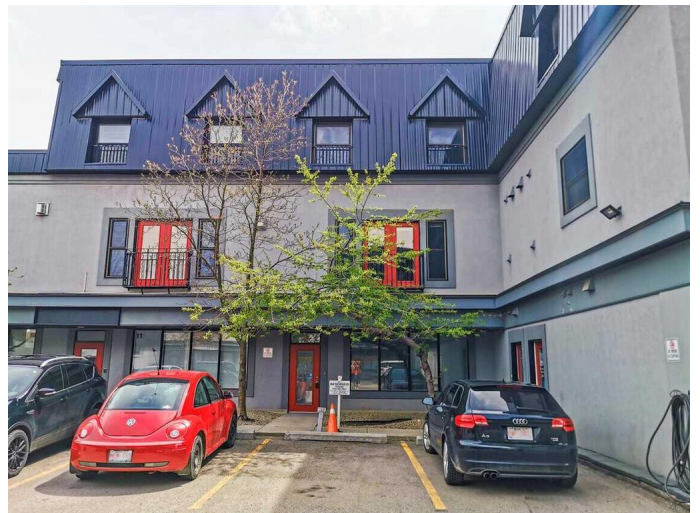
Located on the edge of Inglewood and not far from International Ave, the location is surrounded by popular restaurants, shops, entertainment, and scenic river pathways perfect for attracting customers and clients. Take advantage of the opportunity to establish and grow your business in one of the city's most dynamic neighbourhoods.

Net rent is \$15.00 per square foot. Operating costs are budgeted at be \$11.00 per square foot.

Built in 2001

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | A2178082 |
| Price      | \$15     |
| Bathrooms  | 0.00     |
| Acres      | 0.48     |
| Year Built | 2001     |



|          |            |
|----------|------------|
| Type     | Commercial |
| Sub-Type | Retail     |
| Status   | Active     |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10, 1922 9 Avenue Se |
| Subdivision | Inglewood            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2G 0V2              |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Utilities      | Cable Available, Heating Paid For |
| Parking Spaces | 1                                 |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | Open Floorplan, Storage |
| Heating           | Natural Gas, Boiler     |

### Exterior

|              |                                            |
|--------------|--------------------------------------------|
| Roof         | Flat Torch Membrane                        |
| Construction | Stucco, Wood Frame, Concrete, Metal Siding |
| Foundation   | Poured Concrete                            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 11th, 2024 |
| Days on Market | 185                 |
| Zoning         | C-COR1 f2.0h12      |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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