

RESTAURANT BUILDING IN INGLEWOOD FOR SALE

1212 9th Avenue SE
Calgary

**FULLY
LEASED**



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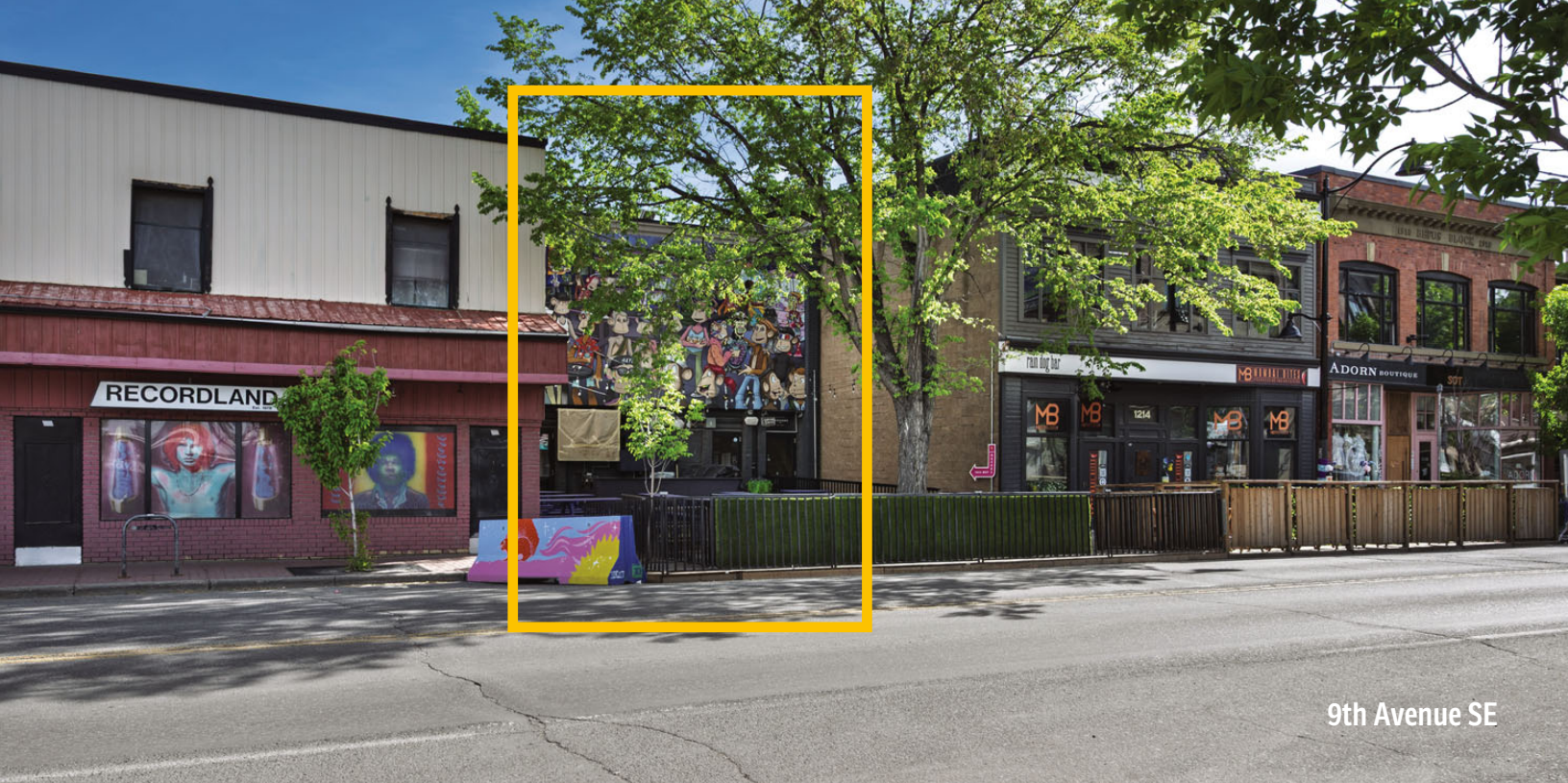
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9th Avenue SE

PROPERTY INFORMATION

MUNICIPAL ADDRESS:
1212 9th Avenue SE, Calgary

LEGAL DESCRIPTION:
Plan A3; Block 2; Lot 25

LAND USE:
Direct Control Bylaw 1Z93 Site 1

TYPE OF PROPERTY:
Two-storey, multi-tenant commercial building

YEAR BUILT:
1976

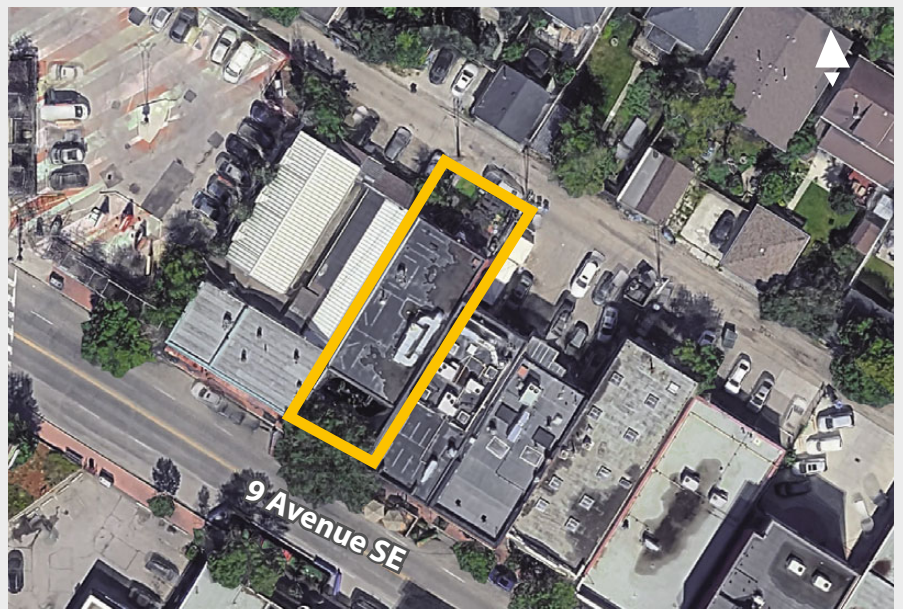
NET RENTABLE AREA:
Main floor: 2,100 sq. ft.
2nd Floor: 2,100 sq. ft.

TOTAL: 4,200 sq. ft.

SITE AREA: 3,758 sq. ft. (0.09 ac)

SITE COVERAGE: 60% (est.)

PARKING: On-site off back lane



FINANCIAL INFORMATION

2025 PROPERTY ASSESSMENT: \$1,710,000

2025 PROPERTY TAXES: \$37,326

ASKING PRICE: \$2,100,000



Main Floor



Main Floor



Second Floor



Back of the Property

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