

\$2,795,000 - 1435 9 Avenue Se, Calgary

MLS® #A2251839

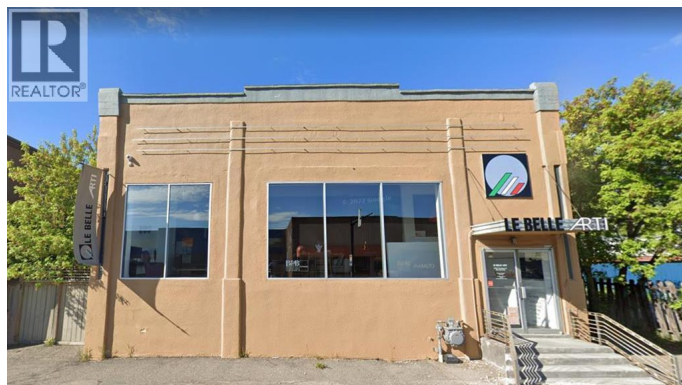
\$2,795,000

0 Bedroom, 0.00 Bathroom, 7,854 sqft

Retail on 0.19 Acres

Inglewood, Calgary, Alberta

Prime Inglewood Commercial Property Rare Retail Opportunity – 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 – anticipated to add $\pm 1,500$ residents and ± 800 jobs to the neighborhood – this property is ideally positioned for significant growth and vibrancy. Property Highlights: – Lot Size: 8,137 sq. ft. (66' x 123') – 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 – 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 – 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. Donâ€™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! (id:6289)

Built in 1950

Essential Information

Listing #	A2251839
Price	\$2,795,000
Bathrooms	0.00
Square Footage	7,854
Acres	0.19
Year Built	1950
Type	Retail
Sub-Type	Freehold

Community Information

Address	1435 9 Avenue Se
Subdivision	Inglewood
City	Calgary
Province	Alberta
Postal Code	T2G0T4

Amenities

Features	Back lane, Level
Parking Spaces	6

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning

Exterior

Exterior	See Remarks
Foundation	Poured Concrete

Listing Details

Listing Office	D.C. & Associates Realty
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