

# \$2,950,000 - 1435 9 Avenue Se, Calgary

MLS® #A2143030

**\$2,950,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.19 Acres

Inglewood, Calgary, Alberta

Prime Inglewood Commercial Property  
Rare Retail Opportunity – BUSINESS  
RELOCATING

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  $\pm 800$  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

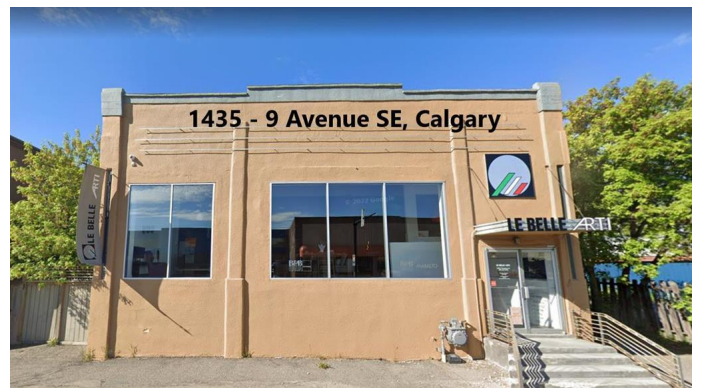
o Lower Level: 3,944 sq. ft. with spacious 9 ft ceilings

• 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.

Don'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!

Built in 1950

### **Essential Information**

MLS® #	A2143030
Price	\$2,950,000
Bathrooms	0.00
Acres	0.19
Year Built	1950
Type	Commercial
Sub-Type	Retail
Status	Active

### **Community Information**

Address	1435 9 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0T4

### **Amenities**

Parking Spaces	6
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### **Interior**

Heating	Natural Gas, Combination
Cooling	Central Air

### **Exterior**

Roof	Asphalt, Flat
Construction	Mixed, See Remarks
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 24th, 2025
Days on Market	65
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	D.C. & Associates Realty
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