

**1212 9 Avenue SE  
Calgary, Alberta**
**MLS # A2234244**


# \$2,100,000

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**Division:** Inglewood

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**Type:** Retail

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**Bus. Type:** -

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**Sale/Lease:** For Sale

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**Bldg. Name:** -

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**Bus. Name:** -

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**Size:** 4,200 sq.ft.

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**Zoning:** DC 1Z93 Site 1

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**Heating:** -

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**Addl. Cost:** -

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**Floors:** -

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**Based on Year:** -

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**Roof:** -

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**Utilities:** -

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**Exterior:** -

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**Parking:** -

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**Water:** -

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**Lot Size:** 0.09 Acre

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**Sewer:** -

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**Lot Feat:** -

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**Inclusions:** Commercial Building Systems

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GREAT fully leased investment opportunity. Offered at an attractive 6.00% CAP rate. Excellent location in the heart of Inglewood, one of Calgary's premiere retail communities. 2 tenant building fronting 9th avenue. Full service restaurant on main, tap room on second. South facing 47 seat patio. See brochure for additional details. PLEASE RESPECT TENANTS PRIVACY.