

# \$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	159
Zoning	C-COR1 f2.0h12

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.