



**GRASSROOTS**  
REALTY GROUP

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1212 9 Avenue SE  
Calgary, Alberta

MLS # A2234244



**\$2,100,000**

**Division:** Inglewood

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

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

**Zoning:** DC 1Z93 Site 1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.09 Acre

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Commercial Building Systems

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.