



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1415 & 1417 9 Avenue SE
Calgary, Alberta

MLS # A2290894



\$1,950,000

Division: Inglewood

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,100 sq.ft.

Zoning: DC (pre 1P2007)

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.09 Acre

Sewer: -

Lot Feat: -

Inclusions: None

Located in the heart of Calgary's historic Inglewood community, this commercial building offers a rare opportunity to own a free-standing commercial building on a double lot along one of the city's most vibrant inner-city corridors. Positioned on high-visibility 9 Avenue SE, the property benefits from strong daily vehicle and pedestrian traffic, providing excellent exposure for businesses. The building currently generates income with established tenants offering immediate revenue with future flexibility. Zoned DC (pre 1P2007), the property allows for a variety of potential uses subject to city approval, making it ideal for professional offices, boutique retail, medical or wellness services, creative studios, specialty food businesses, or mixed-use work spaces.