

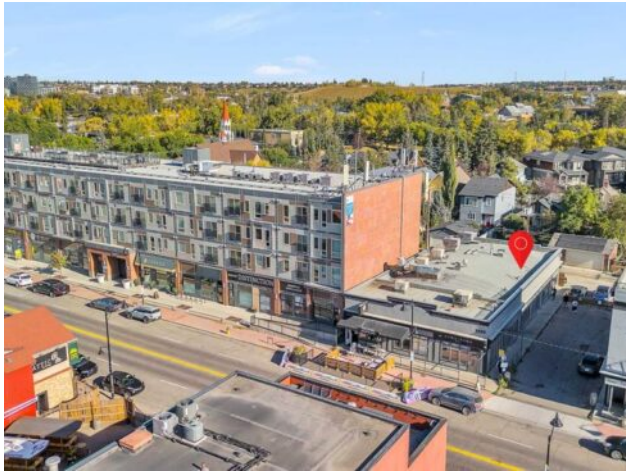


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

16, 1420 9 Avenue SE
Calgary, Alberta

MLS # A2310363



\$25 per sq.ft.

Division: Inglewood

Type: Retail

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 766 sq.ft.

Zoning: DC (pre 1P2007)

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

FOR LEASE! - Impressive & RARE retail condo bay located in the heart of Inglewood, the perfect studio size (766sqft) for start-ups, small business ventures, or fit for downsizing and relocating your existing operations. Prime street/ground level (main), and your very own private/secure entry way. Superb access to East Village and all major roadways such as Deerfoot Tr., Memorial Dr. and Blackfoot Tr. Recently renovated from top to bottom with laminate floor, ceramic tiles, updated bathroom, entrance area, hot water tank, and wheelchair accessible bathrooms. The unit was designed by a professional and finished by a license plumber, electrician, carpenter, HVAC technician and all permits are approved by the City of Calgary. All permanent improvements stay with property such as showroom display window, reception desk, built in speakers, security alarm system rough-ins. Small mezzanine located upstairs for additional storage included in rent. Previously used as a tattoo space, however, multiple commercial retail uses allotted within DC zoning, final City & Landlord Approval required, please contact your agent for any questions/info. Rental Incentives: 1 month free for fixturing period available. Please contact agent for a private showing.