

High Exposure Retail **LEASE OPPORTUNITY**



917 - 9th Avenue SE
Calgary Alberta

Street Access Inglewood Retail

1,259 s.f. available

Available for immediate fixturing

25,000 cars per day

Faces 9th Avenue, providing excellent street visibility and exposure to potential customers. This retail property can offer a unique shopping experience for customers and provide businesses with a cost-effective option for their retail needs. With its high foot traffic and convenient location, this location is a great option for businesses looking to establish a strong presence in a bustling commercial area.

For more information contact

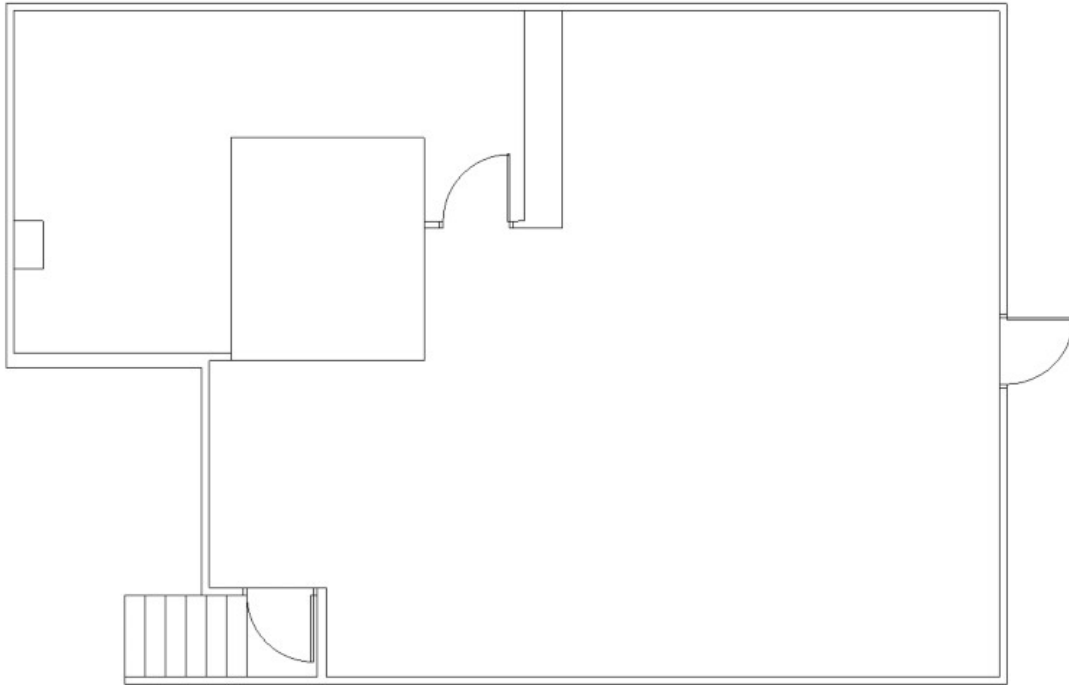


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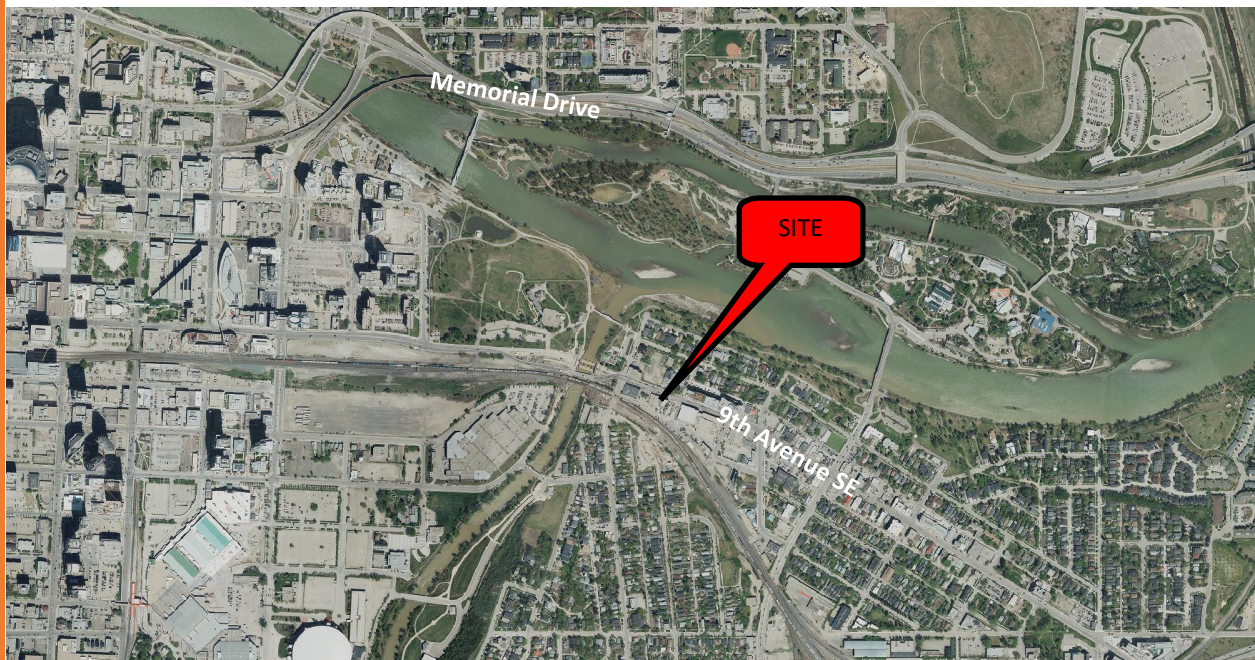
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Lower Level



Not exactly as shown





Property Details

Address	917 9th Avenue SE, Calgary AB
District	Inglewood
Access	Via 9th Avenue
Zoning	I-C
Size	Lower Level 1,259 s.f.
Condition	Ready for tenant fixturing.
Parking	Street parking
Signage	Building signage available
HVAC	yes
Sprinklered	No

Financial Information

Asking Rent	\$20.00 p.s.f.. gross
Available	Immediately
T.I.A	Negotiable
Comments	Recently drywalled and demised. Common washrooms New building entrance way



The information has been obtained from the owner or from sources deemed reliable. We have no reason to doubt the accuracy; however Roman Real Estate (2009) Ltd., Century 21 Bamber and its Agents are unable to guarantee it. All quoted prices exclude the GST. All properties subject to change and/or withdrawal without notice.

