

# S A L E / L E A S E

## INGEWOOD RETAIL CONDOMINIUM MCGILL BLOCK 902-9TH AVENUE SE



### Highlights...

- ✓ Character building along Vibrant retail corridor
- ✓ Over 15,000 vehicles per day traffic counts and high retail pedestrian traffic
- ✓ Newly renovated throughout
- ✓ Open bright main floor with high ceiling, very functional lower level accessed by open interior stairwell
- ✓ Total of 3,608 sq ft on main and lower levels

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**Industrial, Retail, Investment Sales & Leasing**

# S A L E / L E A S E

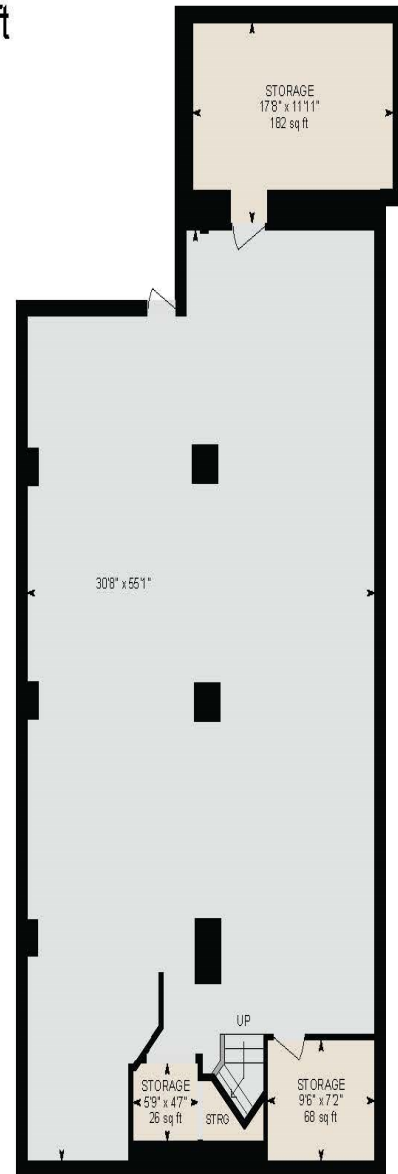
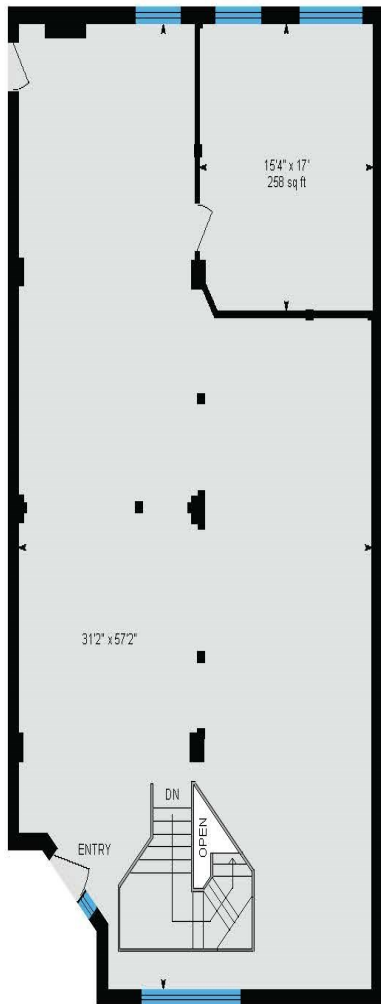
ADDRESS:	902 9 Avenue SE, Calgary, Alberta T2G 0S4
LEGAL DESCRIPTION:	Condominium Plan 069500668 , Legal Units 3,5
YEAR OF CONSTRUCTION:	Circa 1911
ZONING:	C-COR1 1f2.oh20 Commercial - Corridor 1 (IP2007 )
PROPERTY TAXES:	(2022) 103 - 9 Ave SE, Legal unit 3- \$9,322.21 103B - 9 Avenue SE Legal unit 5- \$5,823.63 Total Property Taxes \$15,145.84
CONDOMINIUM FEES:	(2022) \$3,901.79 per month
DESCRIPTION:	Located on high exposure 9th Avenue SE within the MCGILL Block a 3 story character mixed use building. Approximately 1,875 sq ft main floor unit combined with approximately 1,823 sq. ft. lower level unit for a total rentable area of 3,608 sq. ft., both units fully renovated with above average improvements.
PARKING:	4 reserved surface parking stalls, street parking
NET RENTAL RATE:	Starting at; Main Floor: \$20- per sq. ft. per annum net Lower Level : \$2 per sq. ft. per annum net
OPERATING COSTS:	(2022) Estimated \$17.17 per sq. ft. per annum
SALE PRICE:	\$1,190,000 / \$330 per sq. ft.
COMMENTS:	Available for Sale or Lease, freshly renovated character Retail/Office condo ( 2 TITLES) total of 3,608 sq. ft. on main & lower level , High Exposure location. Bright Open plan with 14' ceilings on main floor and grand staircase to open plan lower level . excellent signage exposure to 9 Avenue and 4 dedicated parking stalls with good area street parking. Below market Net Rent starting at only \$20.00 net Main Floor and \$2.00 net for bright open lower level.

NOTE: the information contained herein is compiled from sources deemed to be reliable, but is not warranted to be so. This information is subject to verification by the Purchaser / Tenant and does not form part of any future agreement. This property may be withdrawn from the market at anytime without further notice.

# SALE / LEASE

103, 105, 902 9 Ave SE, Calgary, AB

Main Floor 1,785 sq ft  
Lower level 1,823 sq ft  
Total 3,608 sq ft



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0 6 12  
ft

PREPARED: 2022/08/25

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE



# SALE/LEASE





SALE/LEASE

