



INGLEWOOD CROSSING

1222 9 AVENUE SE
CALGARY, ALBERTA



HIGHLIGHTS

- Exciting leasing opportunity in vibrant Inglewood
- Rare parking advantage accessed directly off 9th Avenue
- Surrounded by many shops and restaurants
- Great street visibility and drive by traffic
- Warm and open space

PROPERTY DESCRIPTION

Lease Rate:	Market
Op. Costs:	\$15.90 psf est 2024
Rentable Area:	Unit B: 1,490 sf Basement: 400 sf bonus
Parking:	1 rear stall
Possession:	Immediate

DEMOGRAPHICS

Demographics pulled within Inglewood 2018



Population
194,525 (5km)



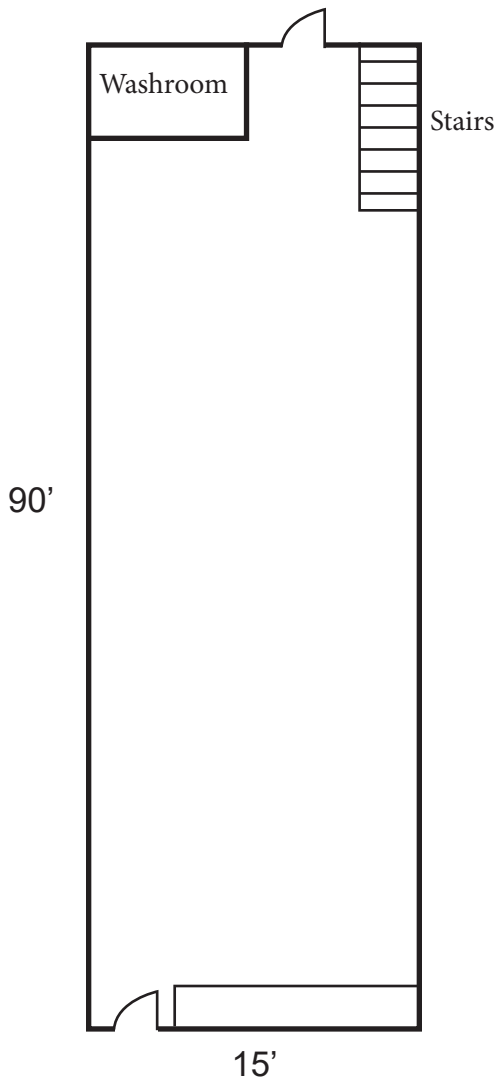
Household Income
\$86,101



15 - 64 Years
81%

HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

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Real Estate Solutions



LOCATION

1222 9 Avenue SE, Calgary, Alberta



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Brandon Lau
Vice President Sales & Leasing
403.708.0730
blau@avenuecommercial.com

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Suite 300, 1324 – 11 Avenue SW
Calgary, Alberta T3C 0M6
Main 403.802.6766
Toll Free 800.750.6766

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