



For Lease

TURNKEY CAFE SPACE

**#2, 1139 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:	\$19.47 psf
Rentable Area:	1,496 sq. ft.
Parking:	Yes
Possession:	Immediately

DEMOGRAPHICS

Demographics pulled within Inglewood 2018



Population
194,525 (5km)



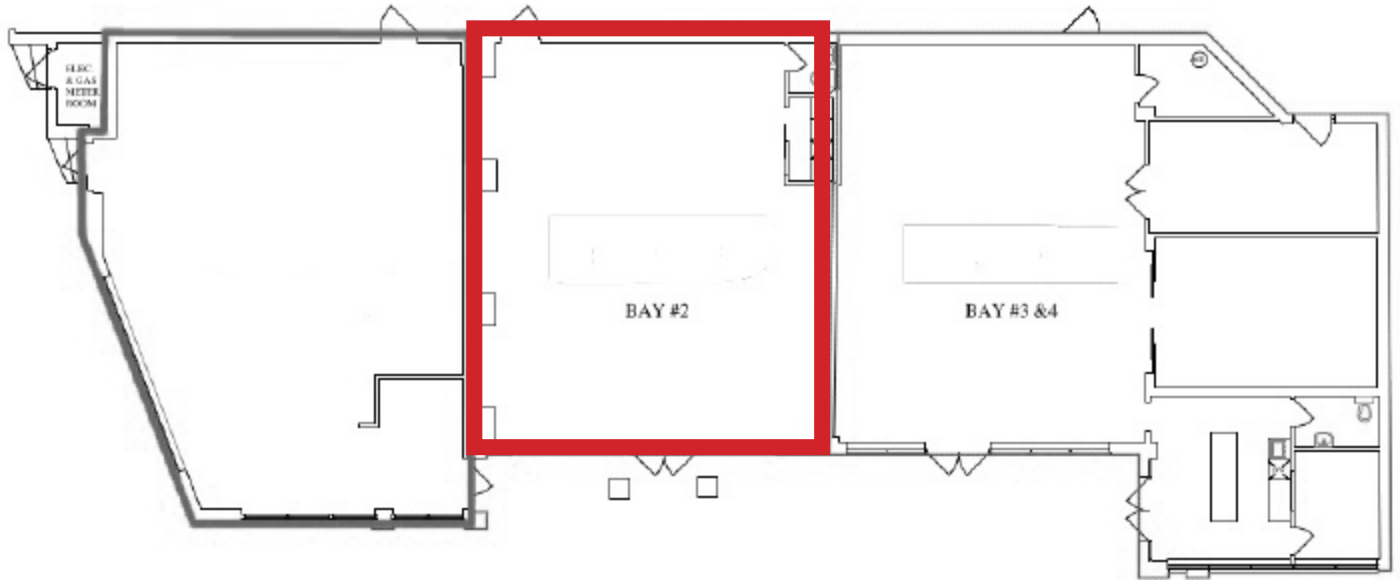
Household Income
\$86,101



15 - 64 Years
81%

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AvenueCommercial.com





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LOCATION

1139 9 Avenue SE, Calgary, Alberta



CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

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