

For Lease



EXCEPTIONALLY DESIGNED 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

<b>Lease Rate:</b>	Market
<b>Op. Costs:</b>	\$19.47 psf
<b>Rentable Area:</b>	1,496 sq. ft.
<b>Parking:</b>	Yes
<b>Possession:</b>	Immediately

## DEMOGRAPHICS

Demographics pulled within Inglewood 2018



**Population**  
194,525 (5km)



**Household  
Income**  
\$86,101

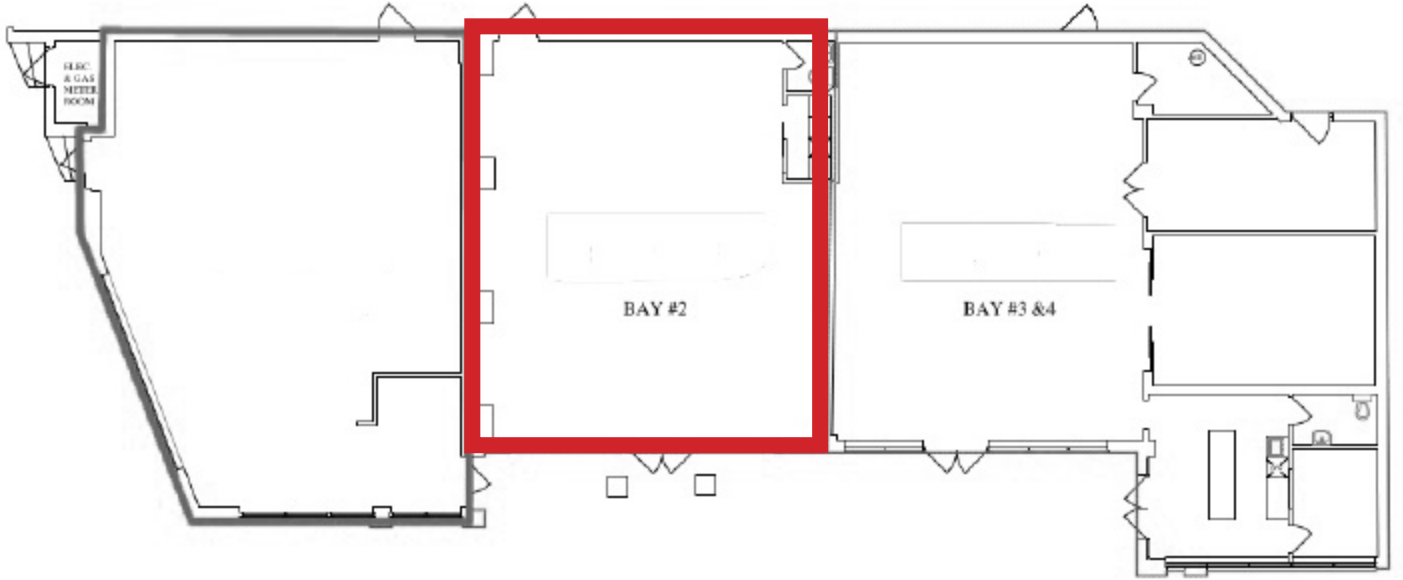


**15 - 64 Years**  
81%

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[AvenueCommercial.com](http://AvenueCommercial.com)

**AVENUE** | Commercial  
Real Estate Solutions









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# LOCATION

1139 9 Avenue SE, Calgary, Alberta



## CHOOSE YOUR AVENUE

Commercial / Residential / Financing / Property Management / Investments

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