

ATLANTIC AVENUE  
**art**  
BLOCK

**South**  
**BANK**



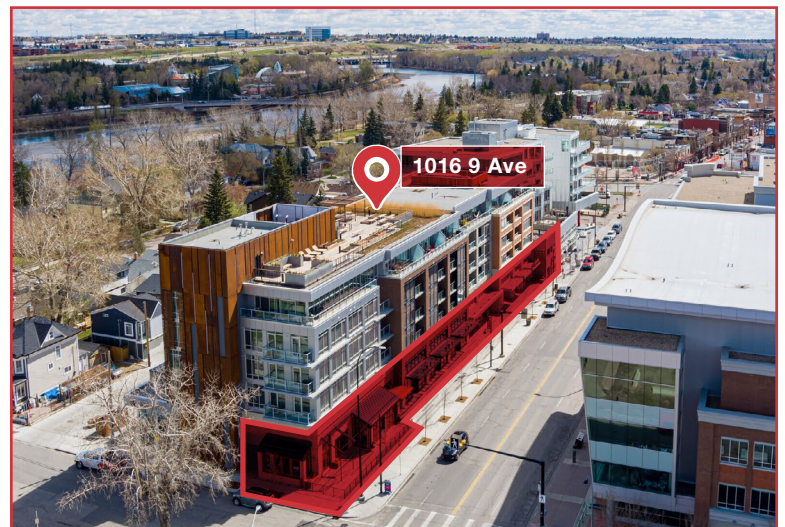
## Atlantic Avenue Art Block & South Bank

1016 & 1011 9 Avenue SE | Calgary, Alberta

### ATLANTIC AVENUE ART BLOCK



### SOUTH BANK



**CHRIS HOWARD**

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# FOR LEASE

Retail Spaces | Heart of Inglewood

July 2025

# NAI Advent

ADVENT COMMERCIAL REAL ESTATE CORP.



## PROPERTY DETAILS

### ATLANTIC AVENUE ART BLOCK

1011 9 AVENUE SE

District:	Inglewood
# Stories:	4
Year built:	2011
Building size:	180,874 Sq Ft
Retail Area:	TBV
Lease Rate:	Market
Additional Rent Estimate YE May:	
Op Costs & Taxes Est:	\$20.50 PSF *
Management Fee @ 5% GR:	\$2.78 PSF
Total:	\$23.28 PSF
Occupancy:	Please contact for availability
Parking:	400 underground parking stalls available for tenants and visitors hourly \$225 Reserved   \$175 Unreserved Monthly

### SOUTH BANK

1016 9 AVENUE SE

District:	Inglewood
# Stories:	4
Year built:	2020
Building size:	84,034 SF
Retail Area:	12,239 SF
Lease Rate:	Market
Additional Rent Estimate YE May:	
Op Costs & Taxes Est:	\$25.50 PSF *
Management Fee @ 5% GR:	\$3.05 PSF
Total:	\$28.55 PSF
Occupancy:	Please contact for availability
Parking:	Ample street parking, free 90 minute parking on north side of building, and one underground tenant stall per unit.

\*ELECTRICITY SEPARATELY METERED

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## FLOOR PLANS

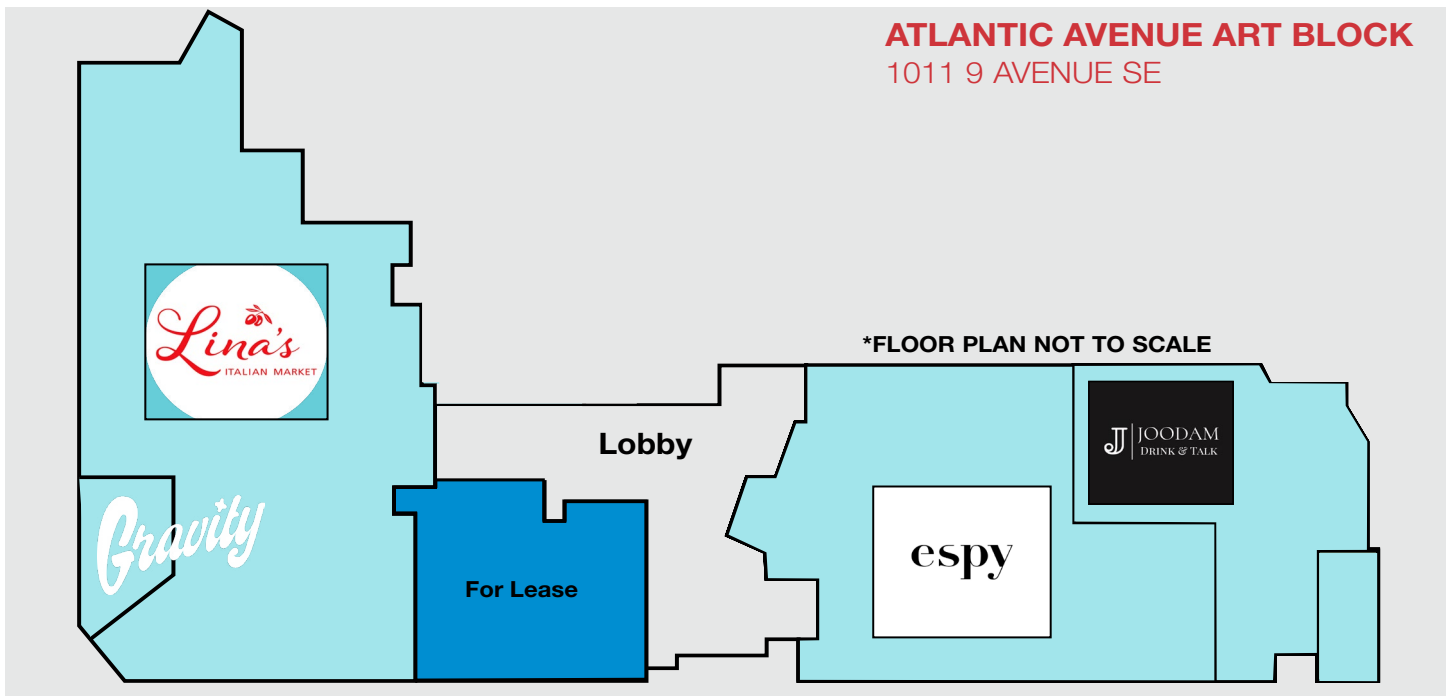
### SOUTH BANK

1016 9 AVENUE SE



### ATLANTIC AVENUE ART BLOCK

1011 9 AVENUE SE



\*FLOOR PLAN NOT TO SCALE

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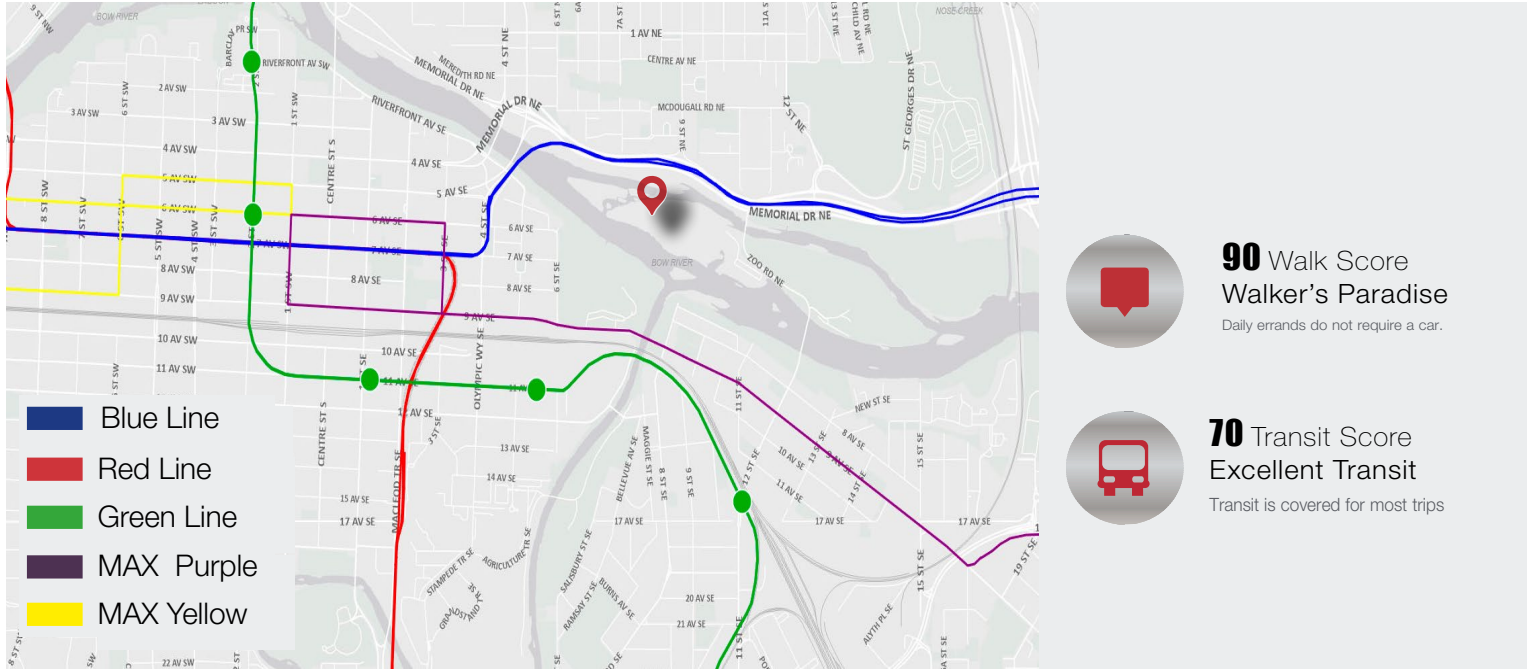
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## TRANSIT AND ZONING



Future LRT-Green Line connecting to Blue and Red lines and MAX BRT

## C-COR1F3.0H20 COMMERCIAL - CORRIDOR 1

The following are most suitable uses in the Commercial – Corridor 1 District if they are located within existing approved buildings:

### Quick Service Retail

- Accessory Food Service;
- Catering Service - Minor;
- Convenience Food Store;
- Financial Institution;
- Fitness Centre;
- Health Care Services;
- Home Based Child Care – Class 1;
- Home Occupation – Class 1;
- Information and Service Provider;
- Library;
- Museum;
- Office;
- Pet Care Service;
- Power Generation Facility - Small;
- Print Centre;
- Protective and Emergency Service;
- Radio and Television Studio;
- Retail and Consumer Service;
- Service Organization;
- Veterinary Clinic;



- |                                |                    |                         |
|--------------------------------|--------------------|-------------------------|
| 1. Junction 9 Yoga Studio      | 5. The Nash        | 9. Marshall Drugs       |
| 2. Alexandria Centre           | 6. Dragon Pearl    | 10. High Line Brewing   |
| 3. Esker Foundation            | 7. Inglewood Pizza | 11. Servus Credit Union |
| 4. Gravity Espresso & Wine Bar | 8. CIBC Bank       | 12. The Dirty Duck      |

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