



Atlantic Avenue Art Block

1015 9 Avenue SE | Calgary, Alberta

PROPERTY DETAILS

- Ideally situated on 9th Avenue SE in an amenity rich class A building.
- In The Heart of Inglewood.
- Daily traffic count - 64,000 VPD.
- Co-Tenants: Lina's Italian Market, Gravity Coffee, Espy, Joodam Drink & Talk (Korean Restaurant).

PROPERTY HIGHLIGHTS

District:	Inglewood
Zoning:	C-COR1f3.0h20
# Stories:	4 (1 Retail, 2-4 Office)
Year built:	2011
Building size:	180,874 SF
Retail Area:	5,090 ± SF
Lease Rate:	Market
Additional Rent Estimate YE May:	
Op Costs & Taxes Est:	\$20.50 PSF *
Management Fee @ 5% GR:	\$2.78 PSE
Total:	\$23.28 PSF
Occupancy:	August 1, 2025
Parking:	400 underground parking stalls available for tenants and visitors hourly \$225 Reserved \$175 Unreserved Monthly

FOR LEASE

5,090 ± SF

Retail Space | Heart of Inglewood



1011 9 Avenue SE
180,874 SF±



11 Street SE



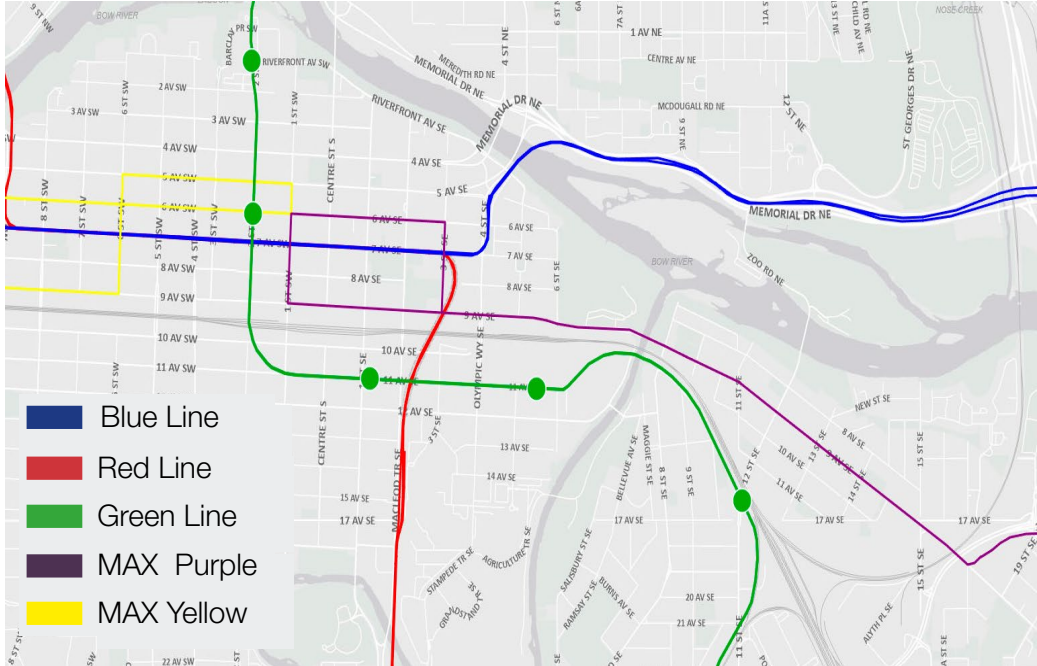
12 Street SE

12 Street SE

9 Ave SE



TRANSIT AND ZONING



69 Walk Score
Walker's Paradise
Daily errands do not require a car.



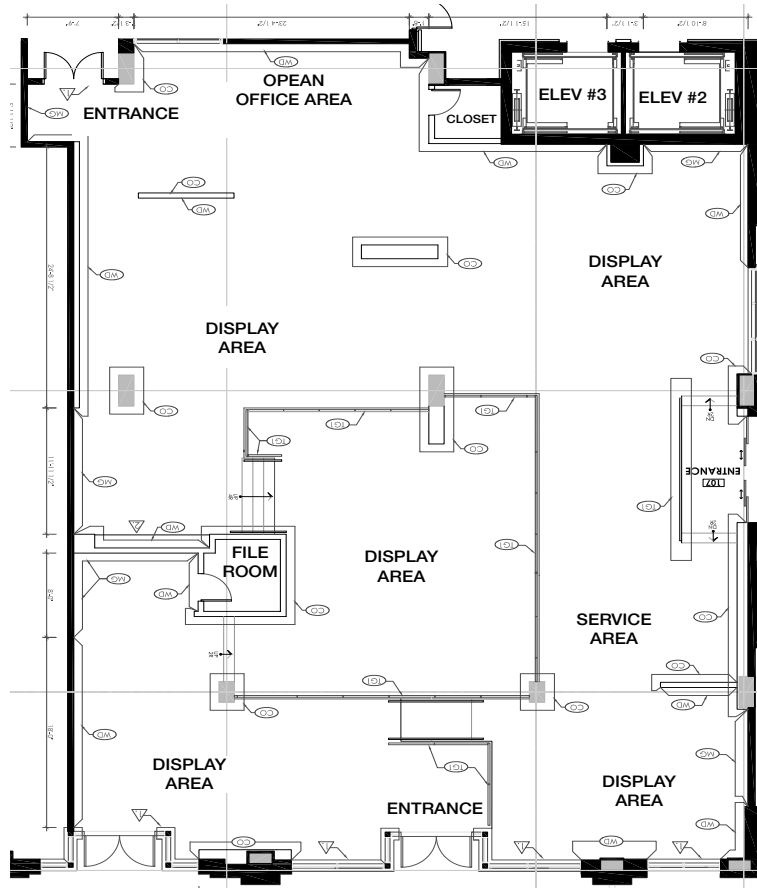
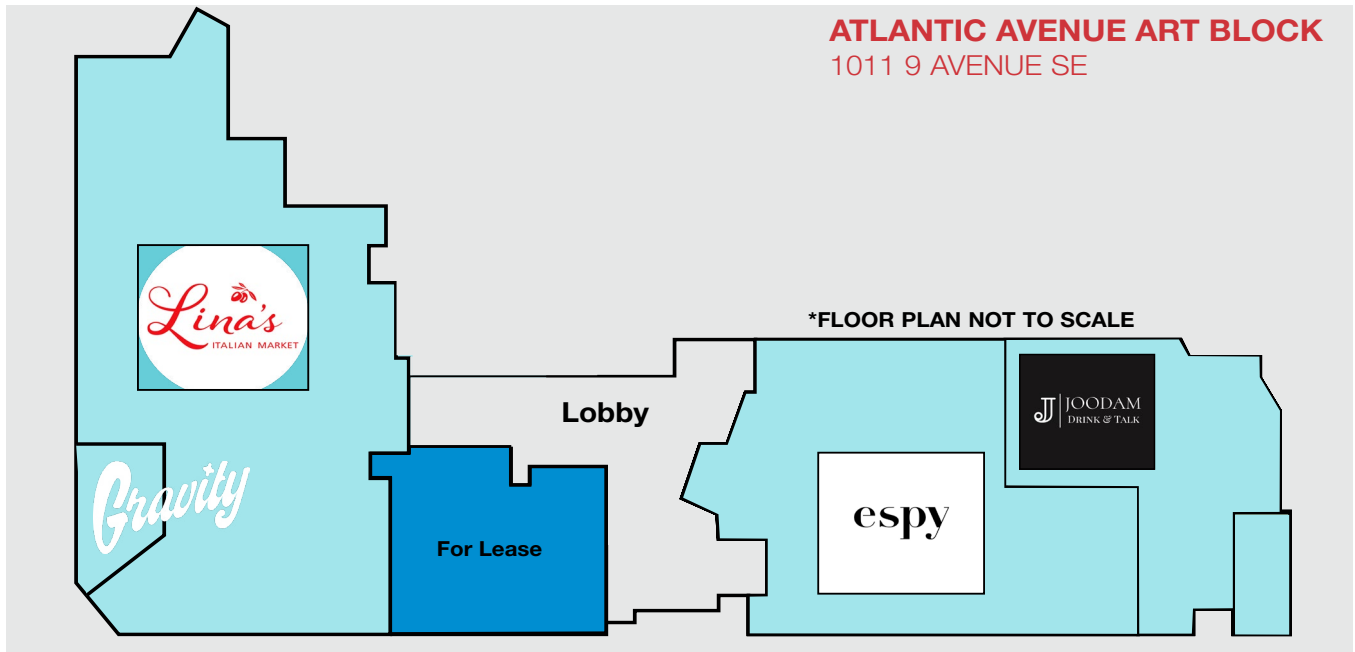
62 Transit Score
Excellent Transit
Transit is covered for most trips

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

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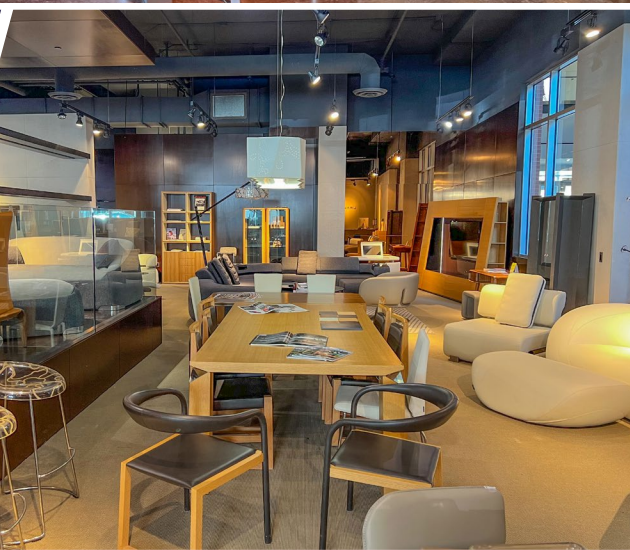
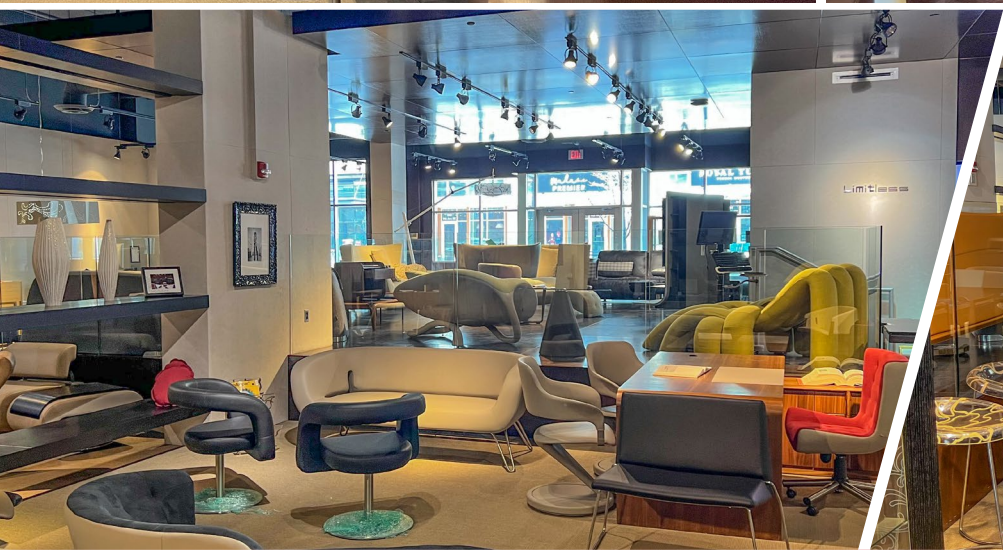
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1ST LEVEL FLOOR PLANS



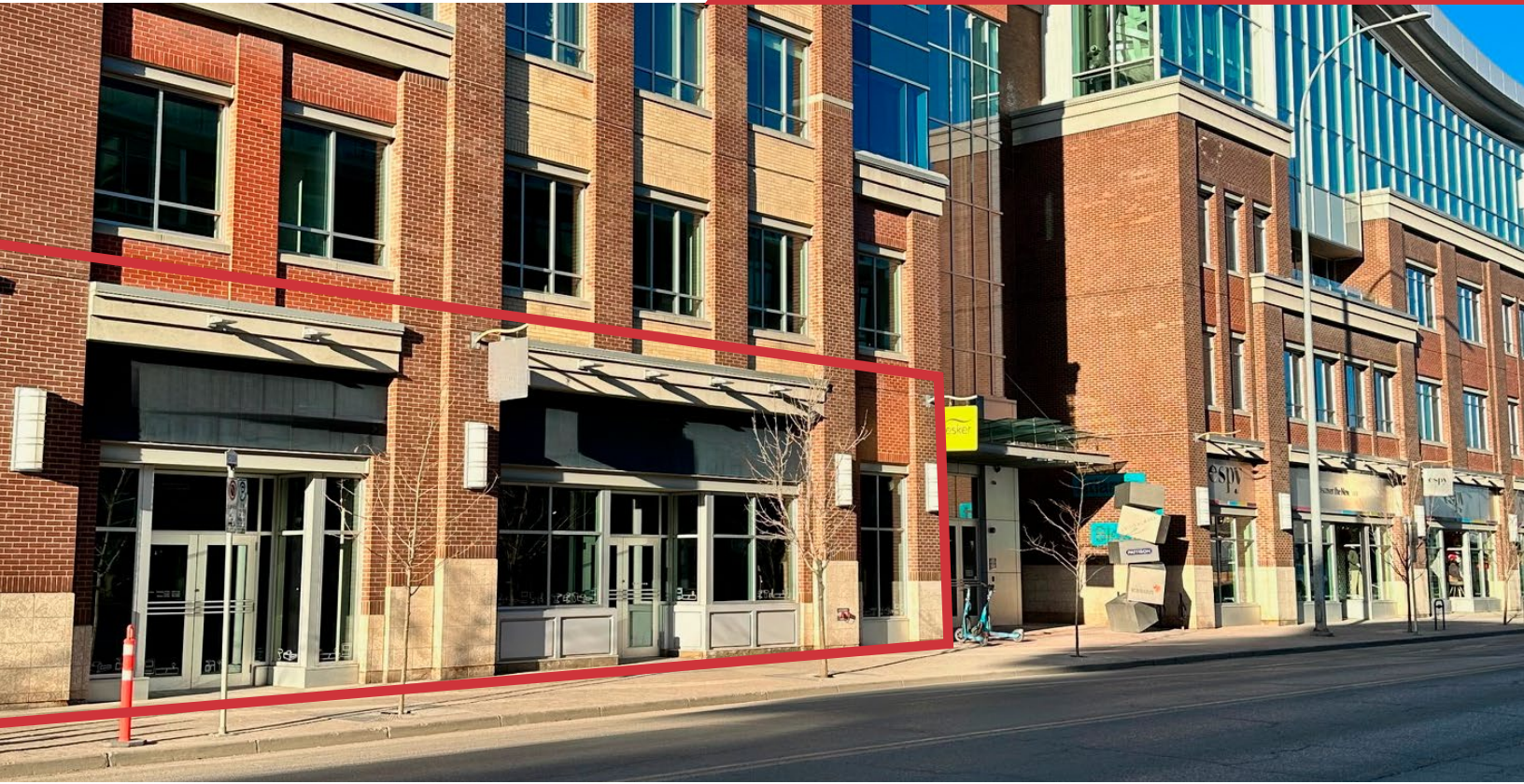
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