



South Bank

1012 - 9 Avenue SE | Calgary, Alberta

- Located in Inglewood, home to large variety of vibrant retailers and small businesses, was voted “Best Community in Canada”.
- Dynamic retail ecosystem servicing 88 luxury apartments located directly above.
- 8 neighbouring premier retailers - including boutiques and wellness shoppes
- Ample street parking, free 90 minute parking on north side of building, and one underground tenant stall per unit.
- Offering retailers unparalleled opportunity to become a part of the Inglewood community.
- Please contact listing agent to discuss future retail leasing opportunities

Chris Howard, *Vice President | Investment & Leasing*

403- 830-6908

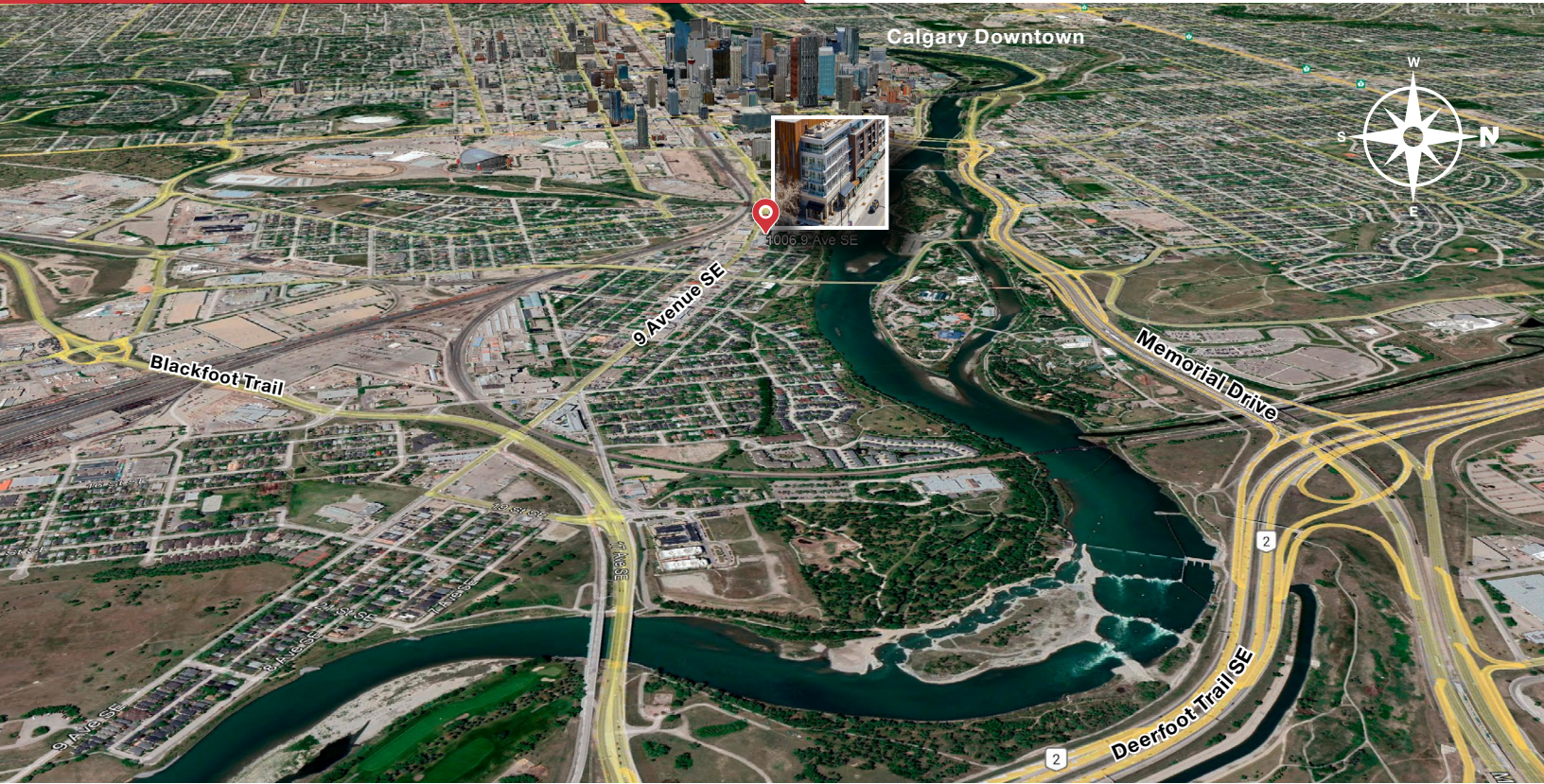
choward@naiadvent.com



FOR LEASE

1,333 SF

Retail Space | Heart of Inglewood



1012 - 9 Avenue SE Calgary, AB

District:	Inglewood
# Stories:	4
Year built:	2020
Building size:	84,034 SF
Retail Area:	1,333 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: Street parking, free 90 minute parking north side of building, one underground tenant stall/unit.

*ELECTRICITY SEPARATELY METERED



South Bank Retail



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



70 Transit Score
Excellent Transit
Transit is covered for most trips

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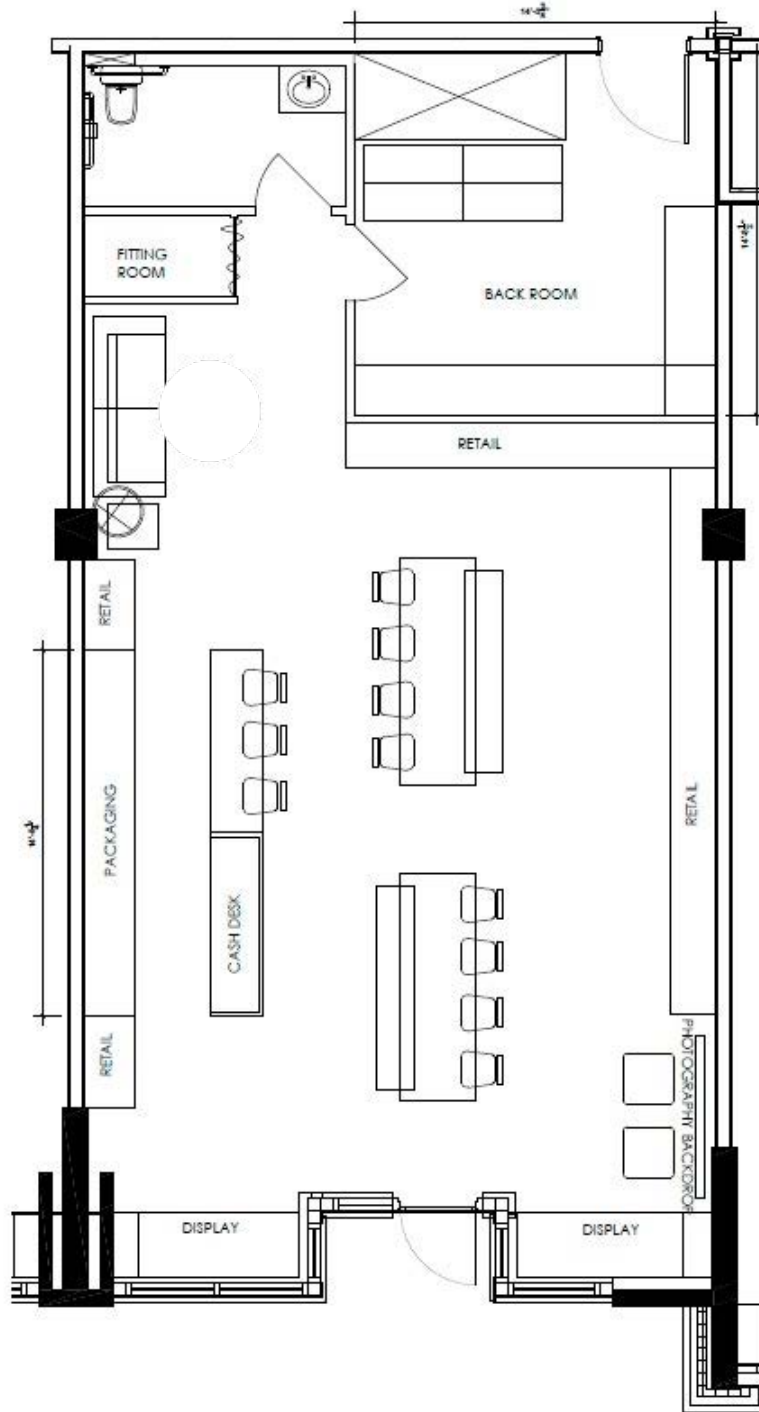
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FOR LEASE

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APPROXIMATE FLOOR PLAN



FOR LEASE

1,333 SF

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NAI Advent
ADVENT COMMERCIAL REAL ESTATE CORP.



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