



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
Legal:	Plan 0813789, Block 11, Lot 12
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
Op. Cost & Property Tax:	\$19.77 PSF (2025)
Occupancy:	August 1, 2025
Parking:	\$225 Reserved \$175 Unreserved

CHRIS HOWARD

Vice President | Partner

(403) 830-6908

choward@naiadvent.com

3633 8 Street SE
Calgary, AB T2G 3A5
+1 403 984 9800
naiadvent.com

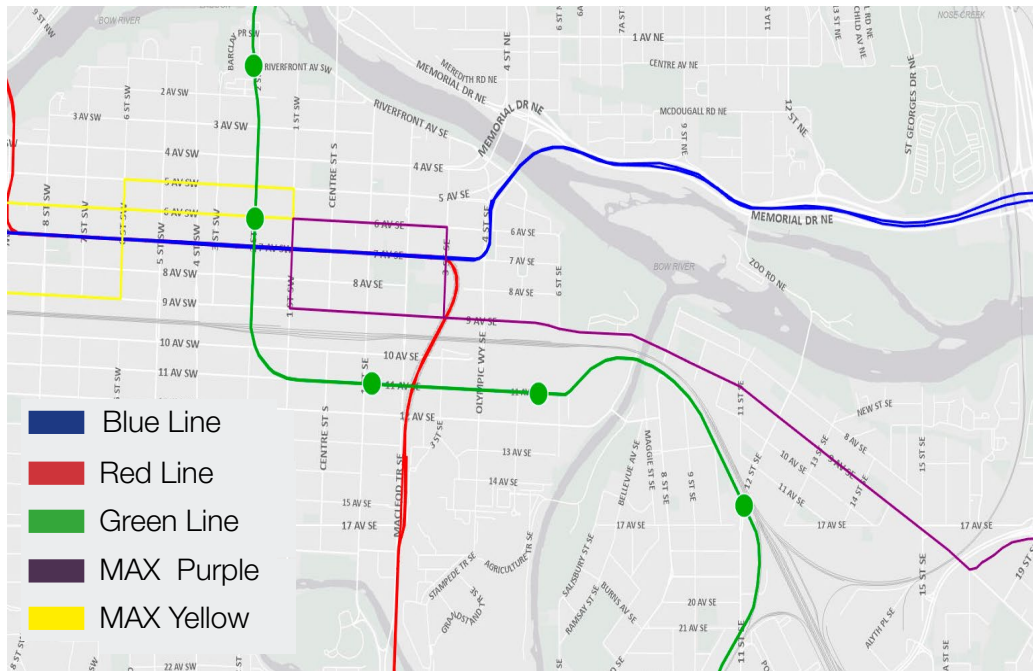
FOR LEASE

5,090 ± SF

Retail Space | Heart of Inglewood



TRANSIT AND ZONING



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



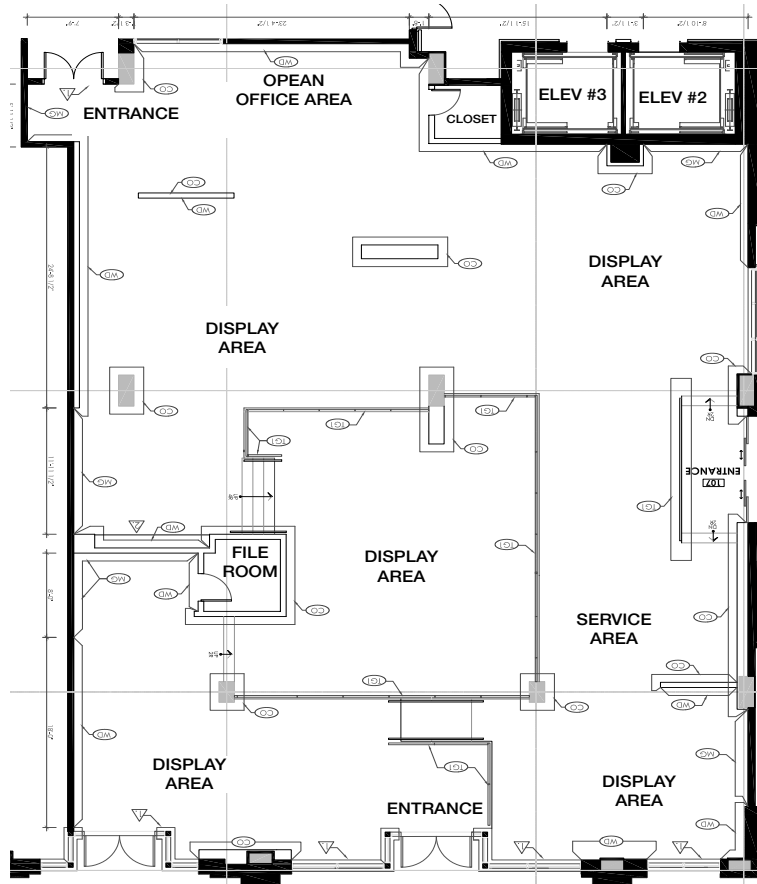
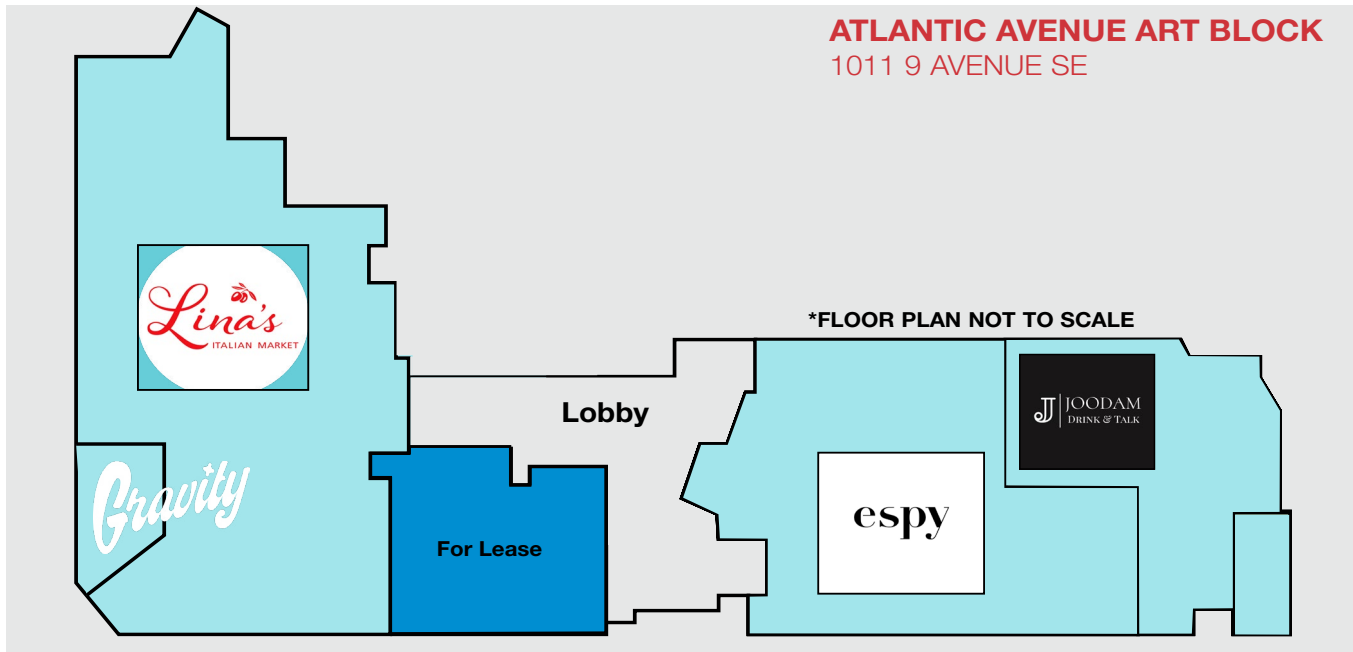
62 Transit Score
Excellent Transit
Transit is covered for most trips

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

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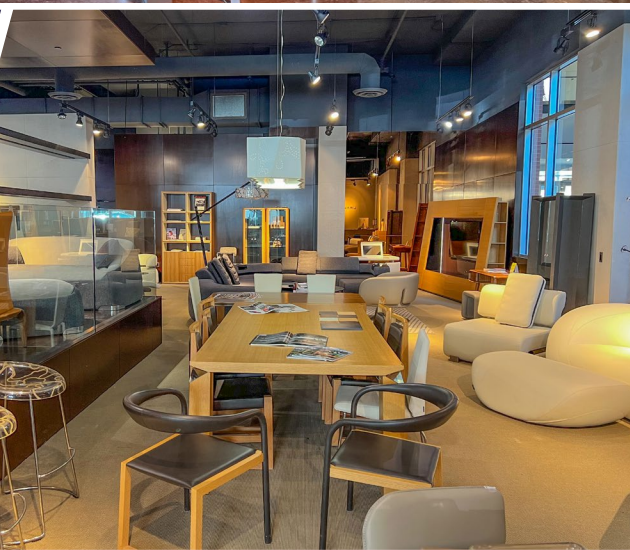
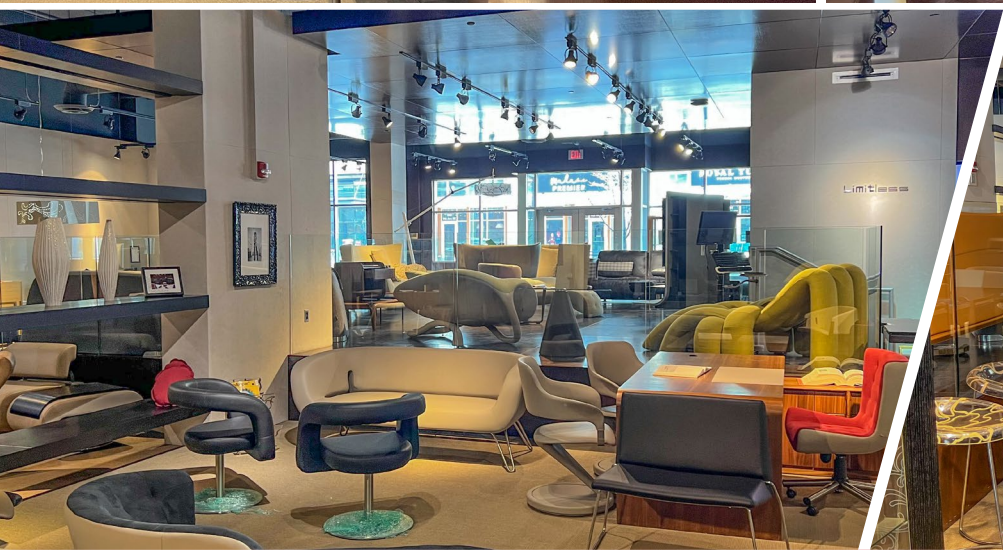
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1ST LEVEL FLOOR PLANS



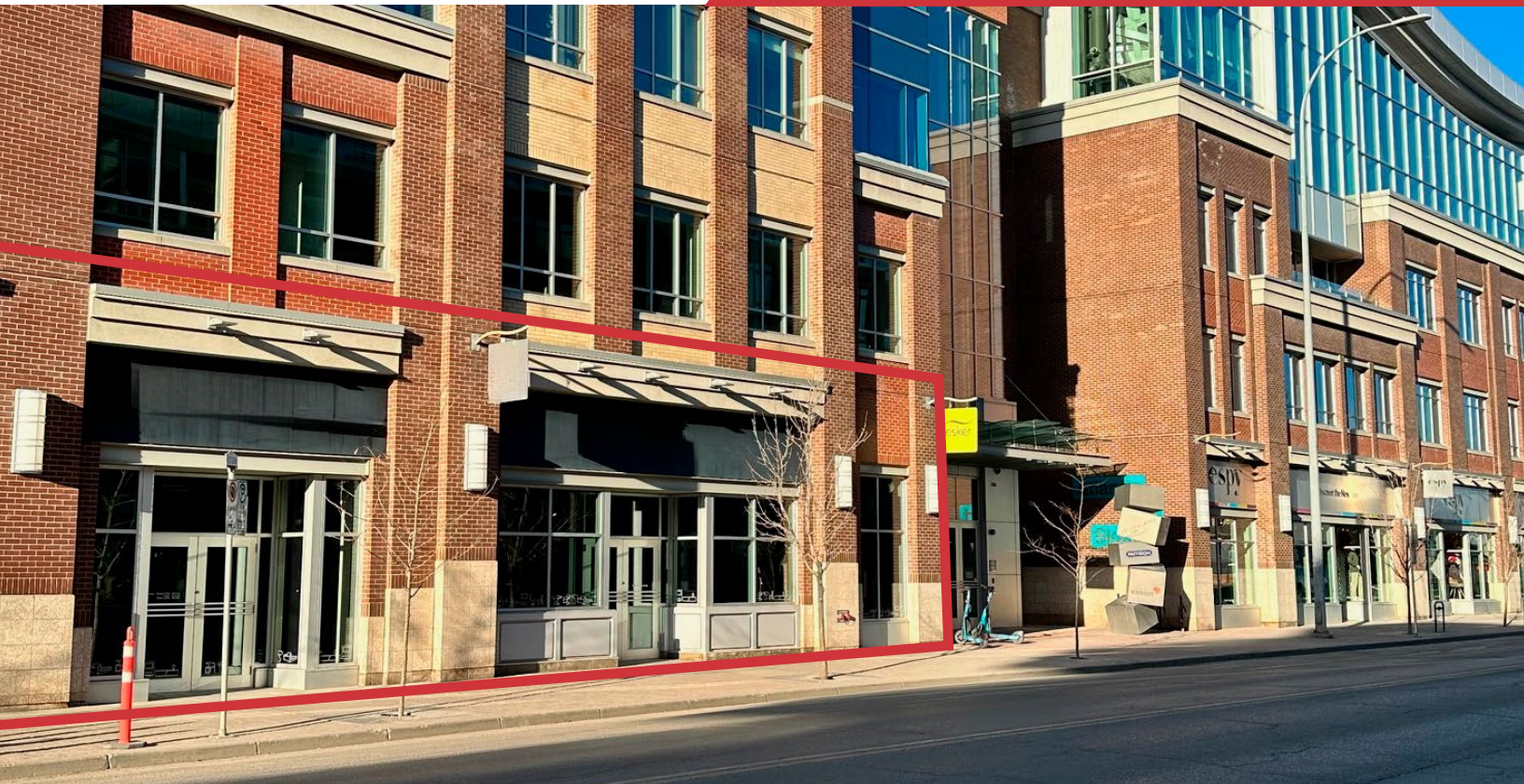
9 Avenue SE





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