



1419 9 Avenue SE | \$2,050,000

Rare opportunity to own a stylish free-standing building in the sought-after inner-city community of Inglewood with high visibility along trendy 9th Avenue S.E. Three-storey building with the main floor offering an open concept space having its own washroom and high exposure with direct access onto 9 Avenue. The second level is demised in various offices and showcases a kitchenette and washroom. The third level boasts multiple offices a boardroom, kitchenette and washroom all highlighted by access to an exclusive rooftop patio. Polished concrete floors throughout. Rear parking lot and street parking out front building. A fantastic building in a traffic location just minutes outside the downtown core with easy access to major thoroughfares such as Blackfoot Trail, Deerfoot Trail and Memorial Drive, ideal for an owner-user or investor.

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RE/MAX
COMMERCIAL

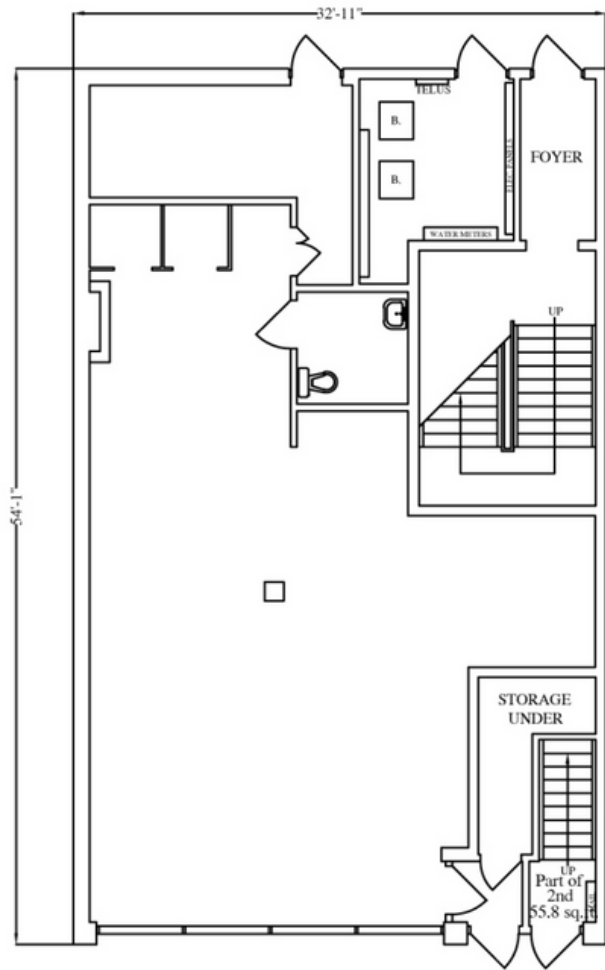
RE/MAX
REAL ESTATE (CENTRAL)



W W W . V I A N I G R O U P . C O M

BUILDING FOR SALE

MAIN FLOOR



MAIN FLOOR | ~1782 SQFT



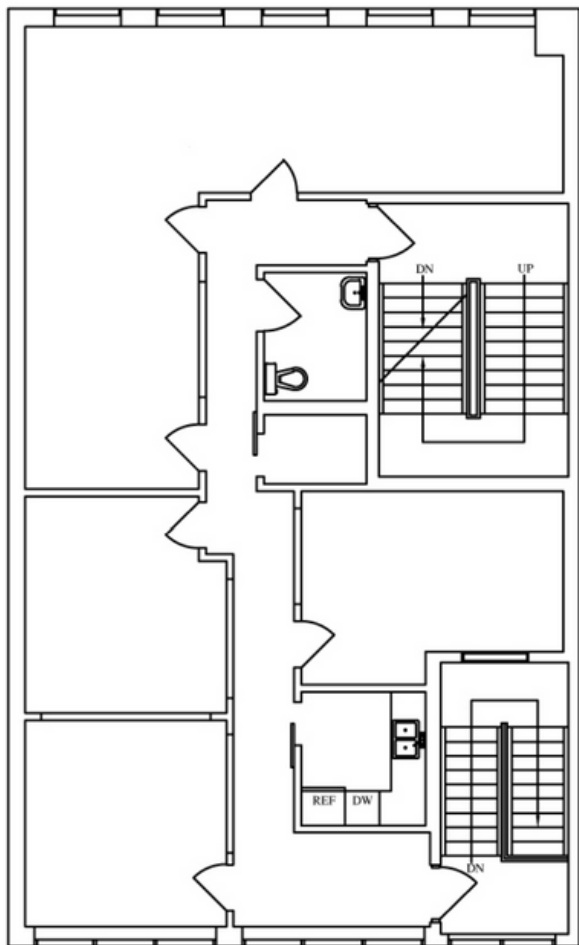
BUILDING FOR SALE



W W W . V I A N I G R O U P . C O M

Information herein believed to be accurate but not warranted to be so, to be confirmed by purchaser and or purchasers REALTOR®

SECOND FLOOR



SECOND FLOOR | ~1782 SQFT



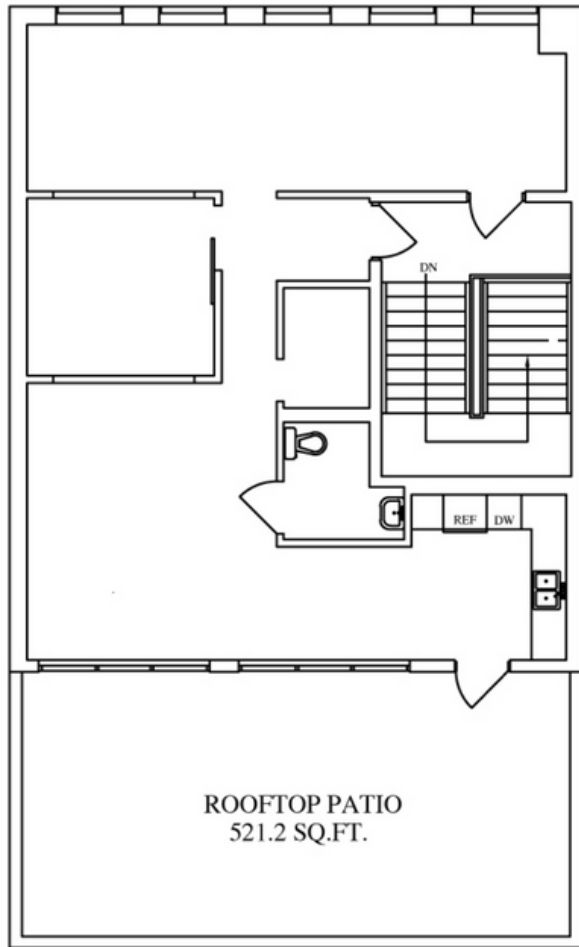
BUILDING FOR SALE



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THIRD FLOOR



THIRD FLOOR | ~1261 SQFT

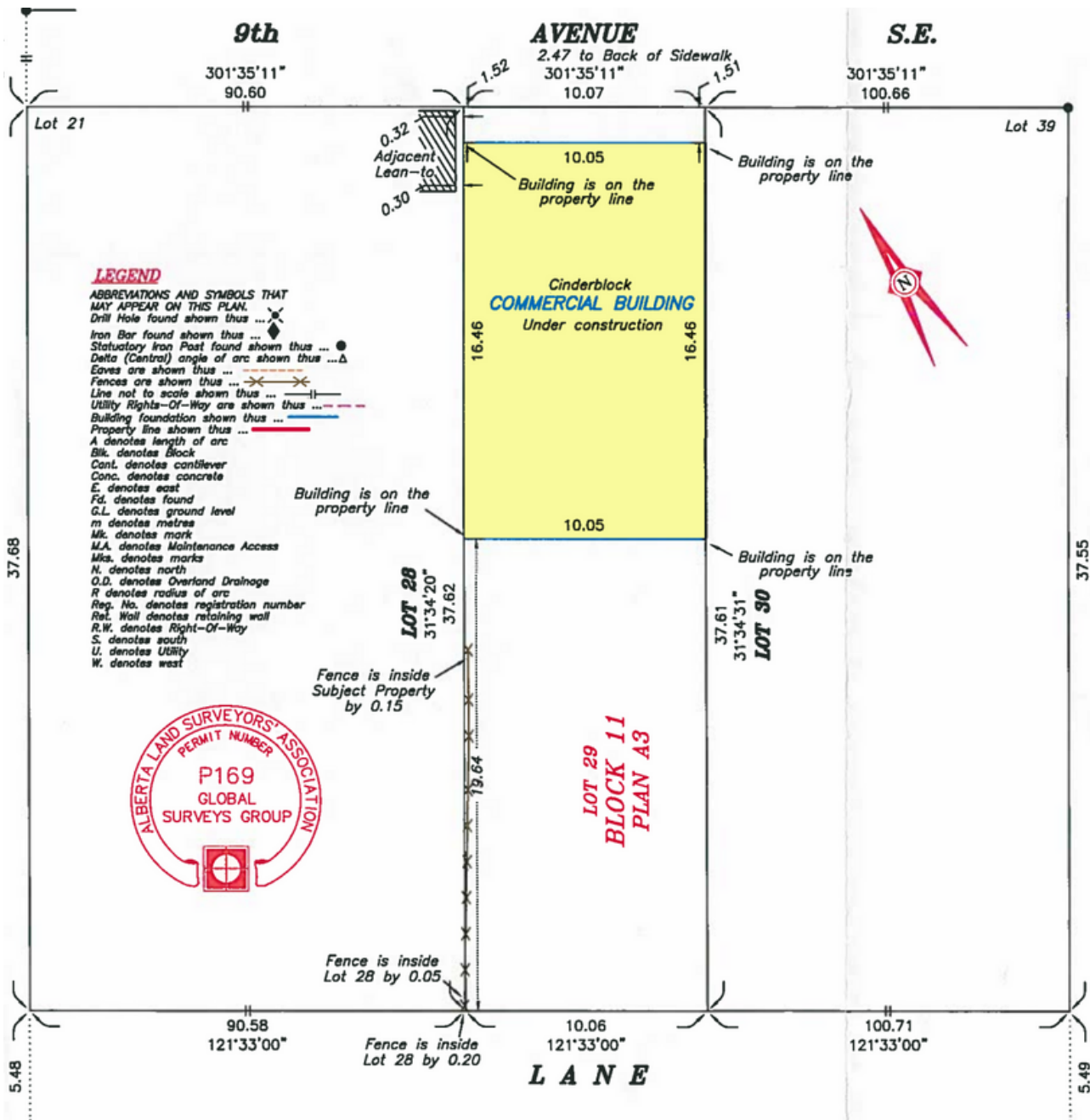


BUILDING FOR SALE



W W W . V I A N I G R O U P . C O M

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- Constructed 2005
 - Zoning Direct Control
 - 2020 Property Taxes \$22512.00
 - Parking 4 stall parking lot in rear plus street parking
 - Current leases and sqft
 - Main Floor Vacant | ~1782sqft
 - Second Floor Two tenants each month to month | ~1782 sqft
 - Third Floor Tech company | ~1261 sqft
- ** Measurements are of exterior and include stairwells and common areas**

BUILDING FOR SALE



W W W . V I A N I G R O U P . C O M