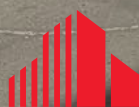


Retail Space for Lease

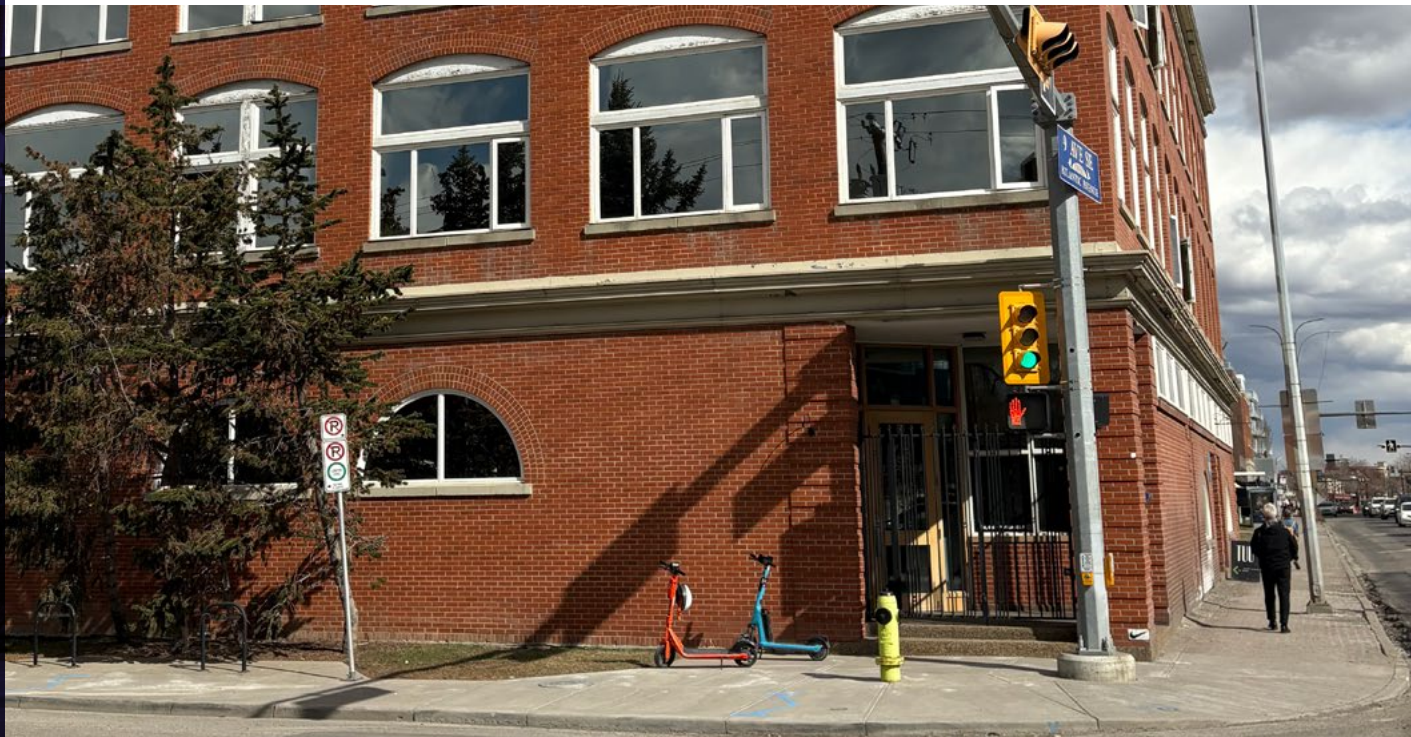
McGill Block

**902 9 Avenue SE
Calgary, AB**



**CUSHMAN &
WAKEFIELD**

MCGILL BLOCK



PROPERTY HIGHLIGHTS

Prime location in the heart of historic Inglewood, one of Calgary's most vibrant and eclectic retail districts with high foot and vehicle traffic

Charming character building with unique architectural features and urban appeal surrounded by trendy shops, cafés, breweries, and art galleries, and proximate to the new Arena District

Excellent street frontage offering high visibility and signage opportunities plus on-site and street parking available

PROPERTY DETAILS

Available Space: Main Level: 1,681 sf
Lower Level: 1,841 sf
Total: 3,522 sf

Availability: Immediately

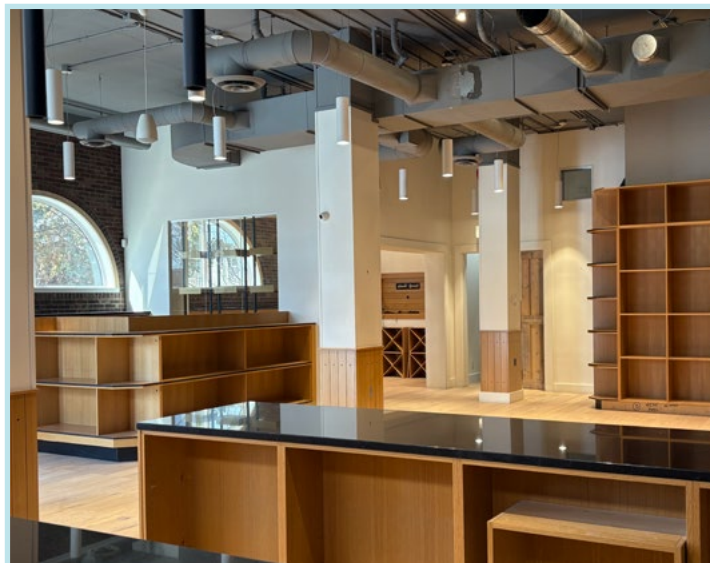
Lease Rate: Market

Op Costs: \$17.38 psf

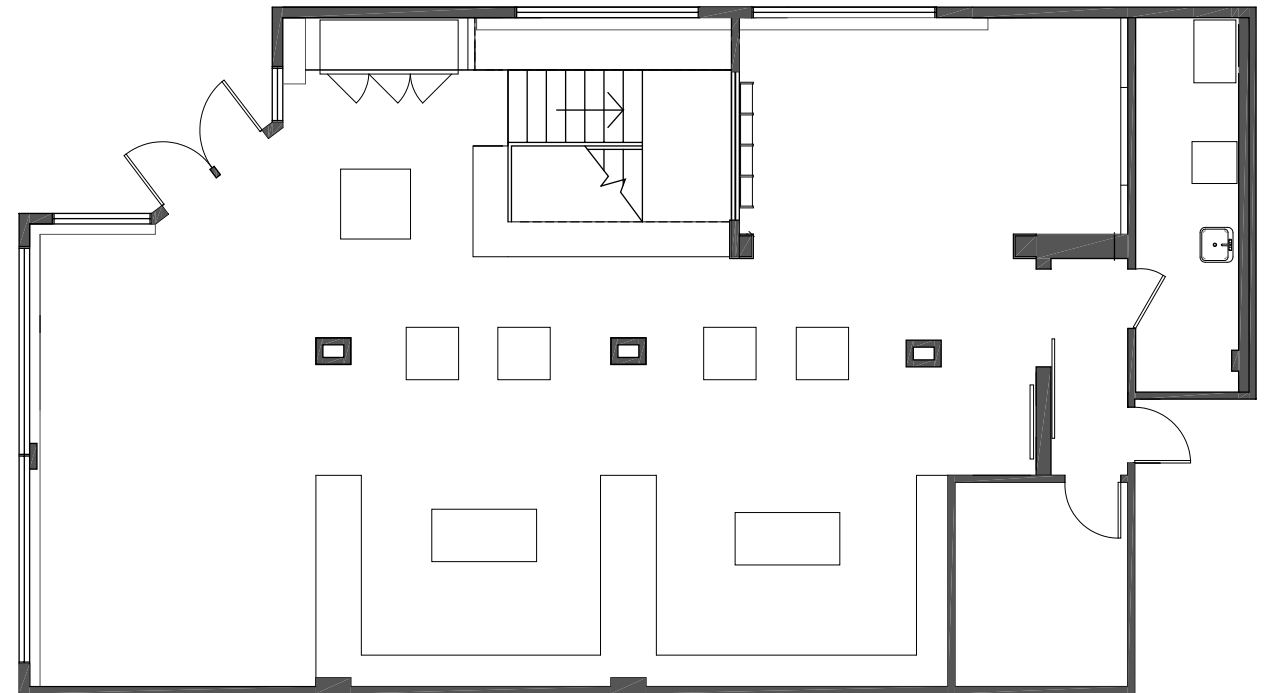
Zoning: C-COR1

Parking: 5 exclusive stalls

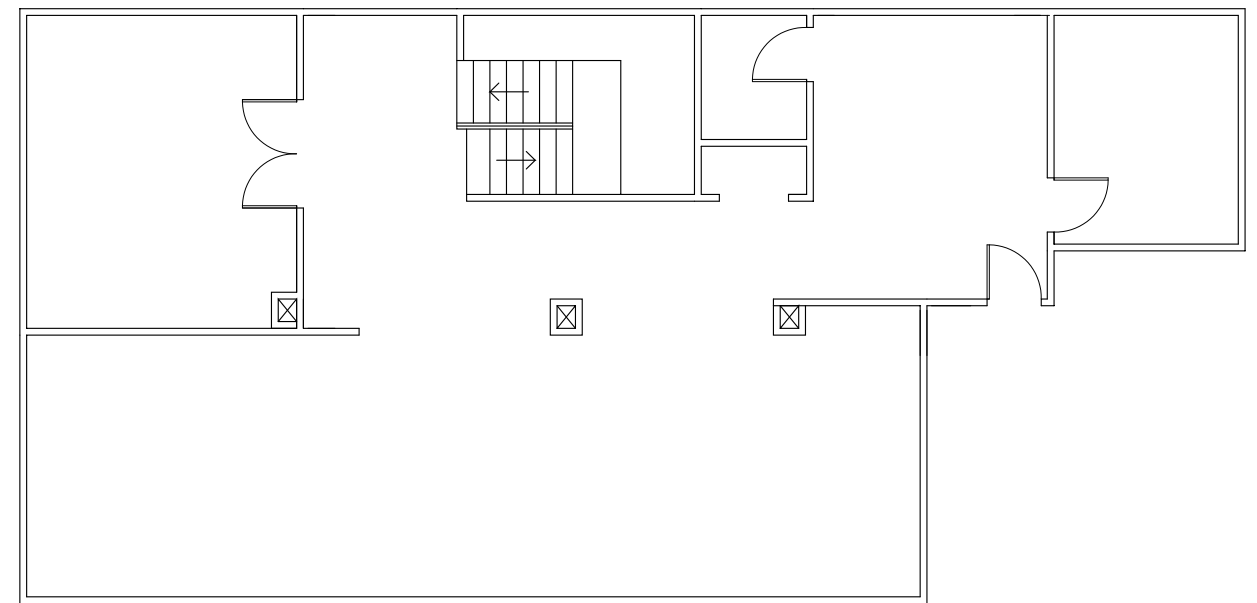
Year Built: 1911



Main Level: 1,681 sf



Lower Level: 1,841 sf



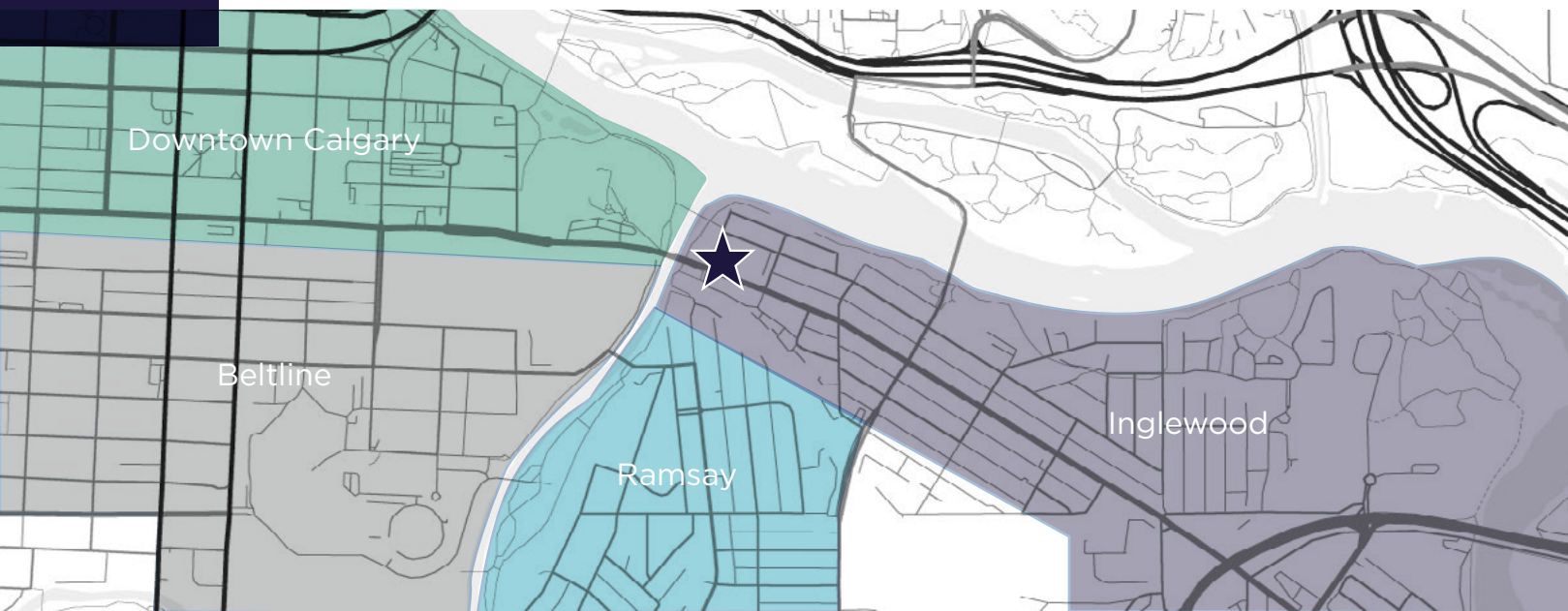
FLOOR PLAN

ABOUT THE AREA

Established in 1875, Inglewood stands as Calgary's oldest neighborhood, seamlessly blending historic charm with contemporary vibrancy. Situated just minutes from downtown Calgary, this dynamic community has evolved into a bustling hub for arts, culture, and commerce.

Inglewood's main thoroughfare, 9th Avenue SE, is renowned for its eclectic mix of over 100 boutique shops, art galleries, eateries, and breweries, attracting both locals and tourists. This pedestrian-friendly street offers a unique shopping experience, making it an ideal location for retail ventures.

Inglewood's strategic location offers excellent connectivity to major routes like Deerfoot Trail and International Avenue. The planned Ramsay/Inglewood CTrain station, part of Calgary's Green Line project set to open in 2027, will further enhance accessibility, promising increased visitor flow and business opportunities.



75,359

Total Population



\$105,423

Avg. Household Income



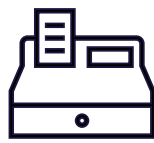
43,140

Total Households



205,932

Daytime Population



\$89,682

Avg. Household Spending



40.2

Avg. Age

Within 3 km, Source: PiinPoint

PHOTOS



Contact Information**RYAN RUTHERFORD**

Vice President
Retail Leasing and Sales
+1 403 973 4677
ryan.rutherford@cushwake.com

NICK PRESTON, MBA

Vice President
Retail Leasing and Sales
+1 403 467 9222
nick.preston@cushwake.com

CUSHMAN & WAKEFIELD ULC

250 6 Ave SW, Suite 2400
Calgary, AB T2P 3H7
+1 403 261 1111
cushmanwakefield.com