

Retail Space For Sale & For Lease

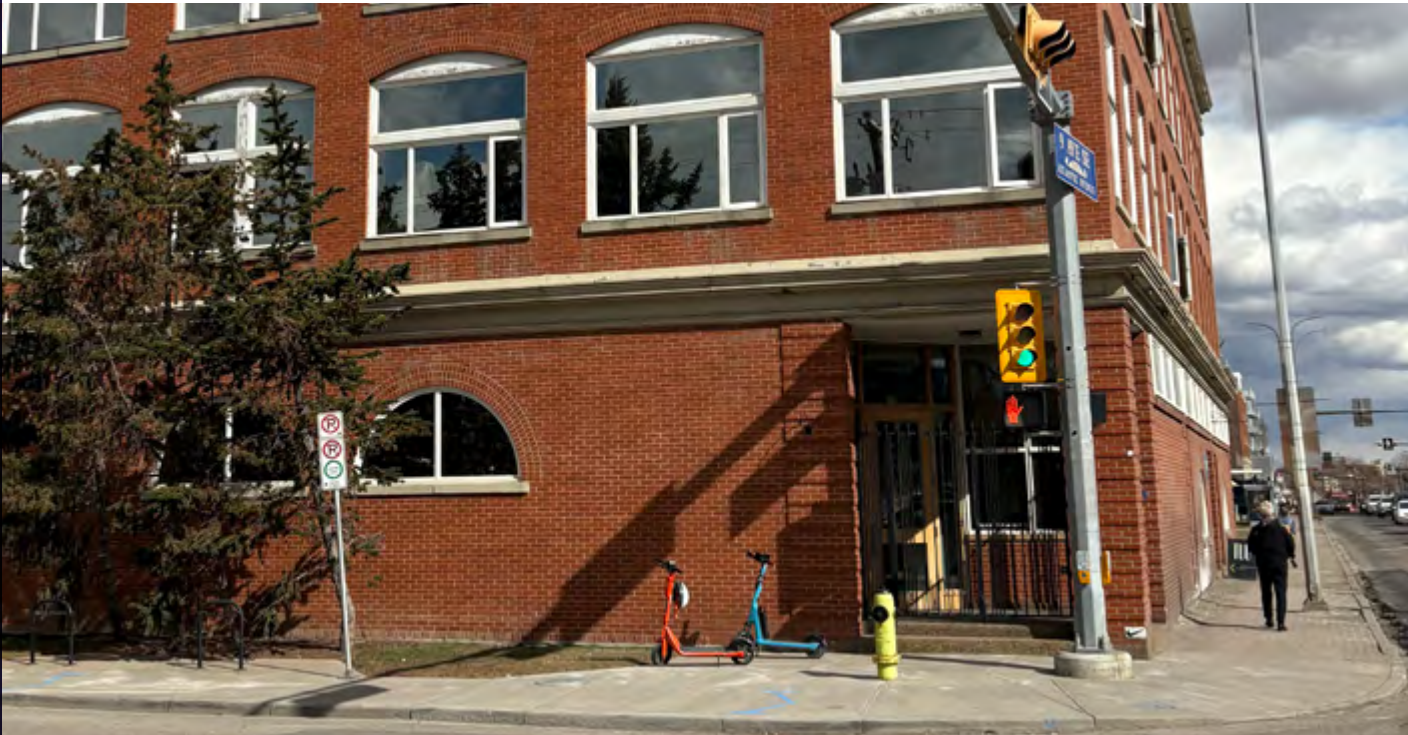
McGill Block

**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

Legal Address:	9412369;1 9412369;4
Available Space:	Main Level: 1,681 sf Lower Level: 1,841 sf Total: 3,522 sf
Availability:	Immediately
Zoning:	C-COR1
Parking:	5 exclusive stalls
Year Built:	1911

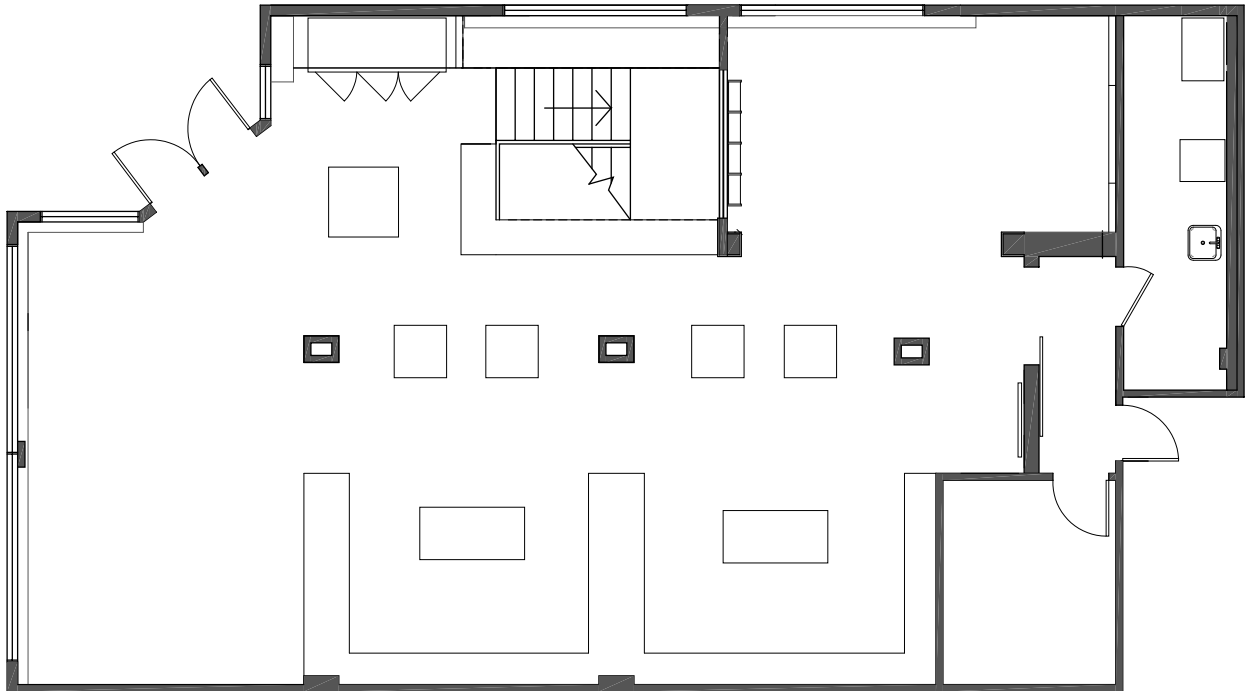
LEASING INFORMATION

Lease Rate:	Market
Op Costs:	\$17.38 psf

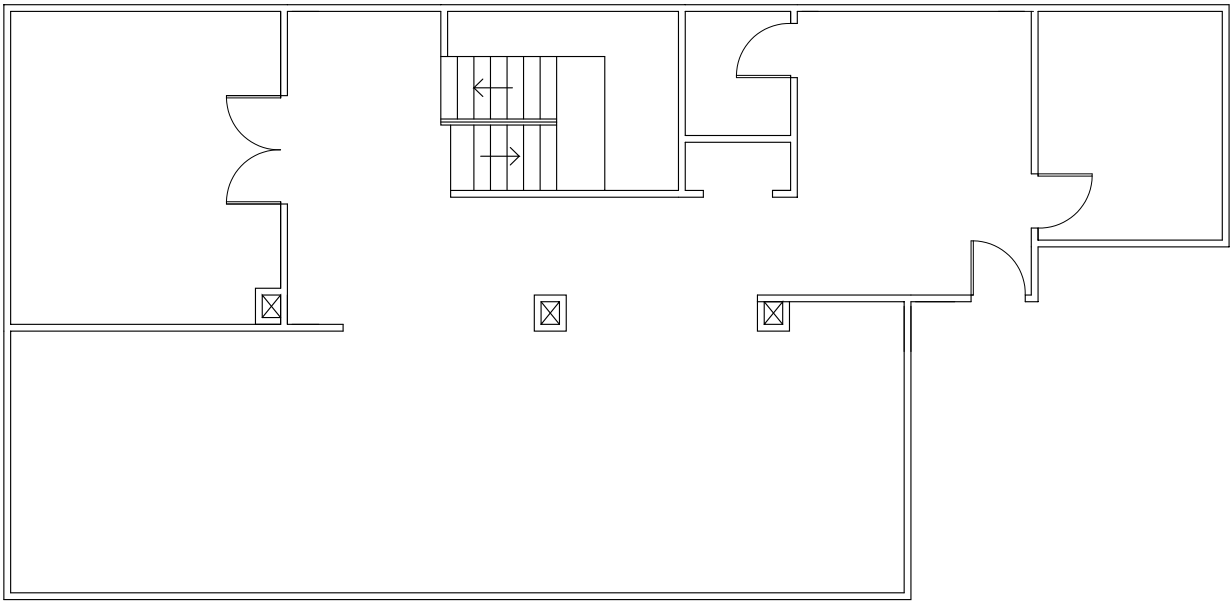
SALE INFORMATION

Sale Price:	\$1,100,000
Property Taxes:	9412369;1: \$12,693.33 9412369;4: \$7072.46

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

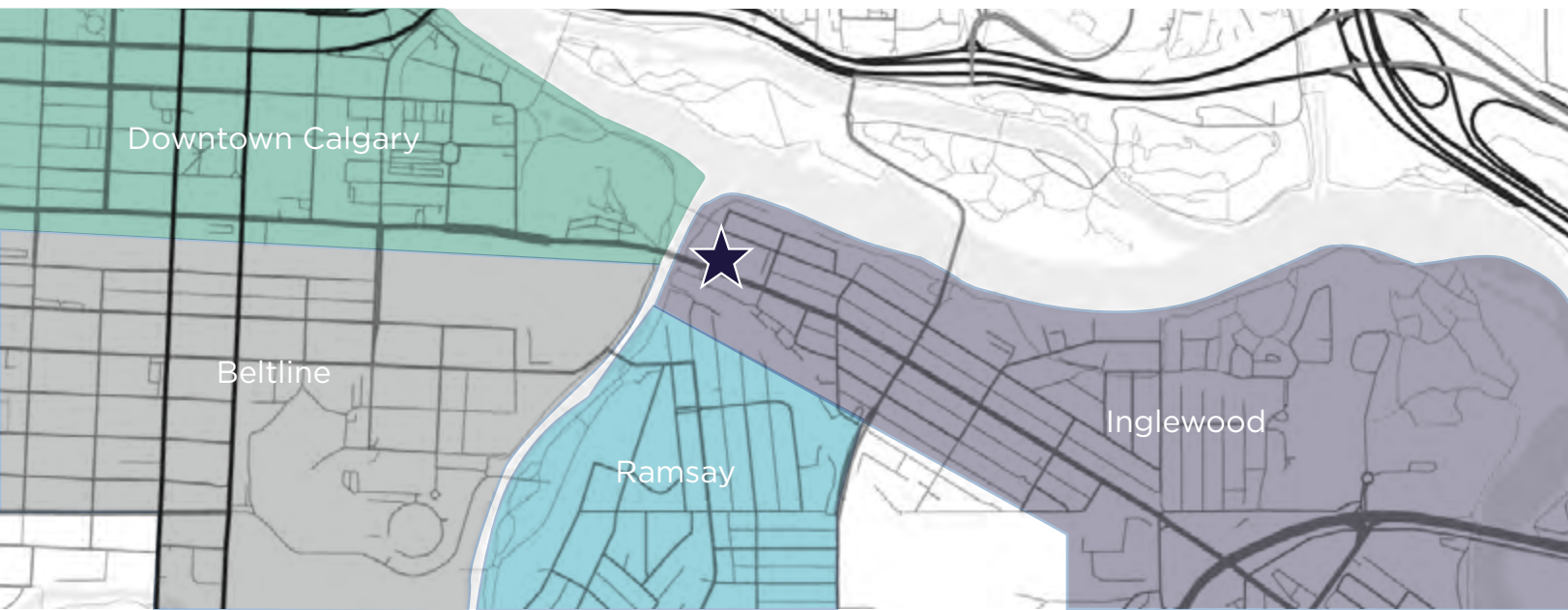
Avg. Household Spending



40.2

Avg. Age

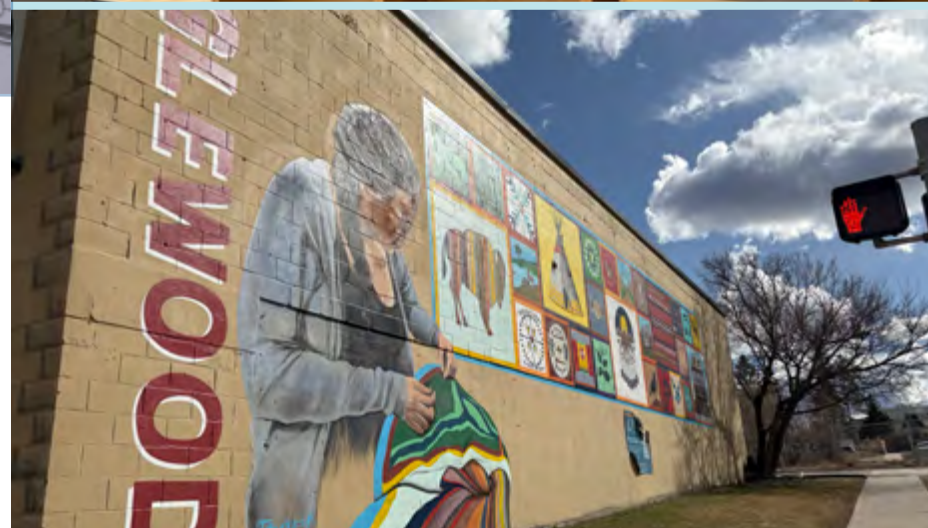
Within 3 km, Source: PiinPoint



CALGARY ARENA DISTRICT

902 9 Avenue SE is strategically located within Calgary’s emerging Arena District, a rapidly transforming hub of sports, entertainment, and culture. Anchored by the new Event Centre and surrounding mixed-use developments, the Arena District is set to become one of the city’s most vibrant destinations, drawing consistent foot traffic and activity year-round.

PHOTOS



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