

1230 9 AVE SE

CALGARY, AB

RETAIL SPACE FOR LEASE





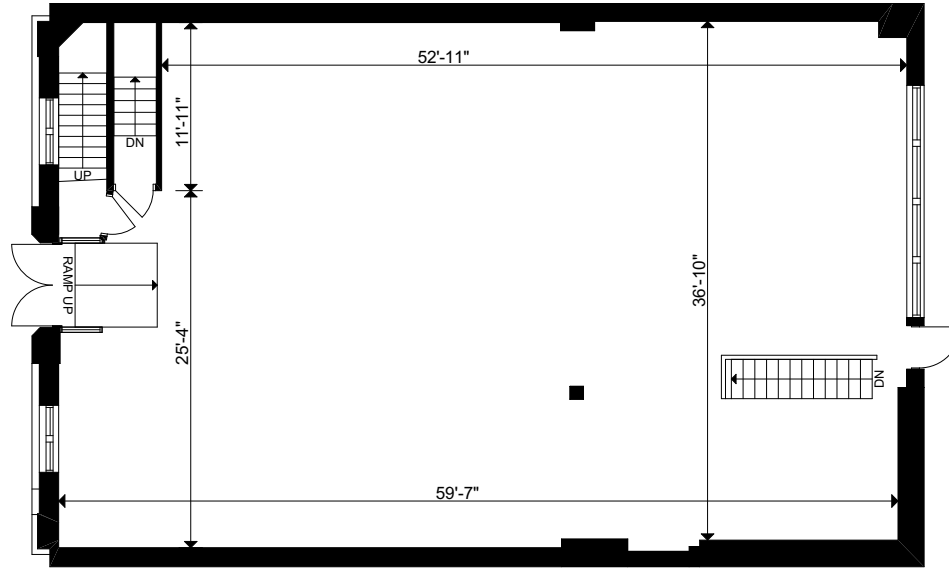
ABOUT THE PROPERTY

Located in the heart of Calgary's vibrant Inglewood district, 1230 9 Avenue SE offers a unique opportunity to lease space within a building rich in historic character. Surrounded by one of the city's oldest and most culturally significant neighbourhoods, the property blends timeless architectural charm with modern urban convenience. Its prime location along 9 Avenue SE provides excellent visibility, strong pedestrian activity, and easy access to downtown, major roadways, and nearby amenities including boutique shops, cafés, restaurants, and arts destinations. Well-positioned within a thriving commercial corridor, this property is ideally suited for businesses seeking a distinctive setting in a highly desirable area.

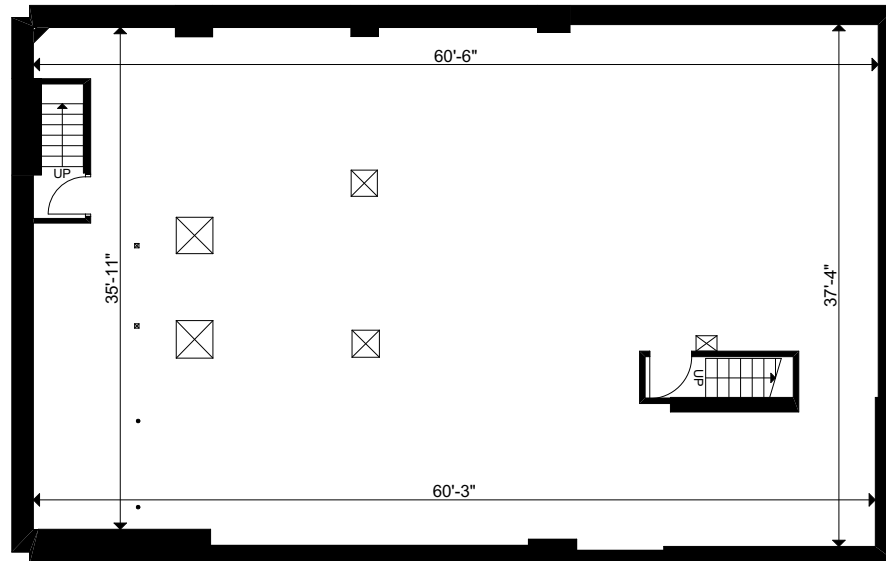
DETAILS

Available Space:	Main Floor: 2,252 sf Basement: 2,233 sf
Availability:	Immediately
Lease Rate:	Market
Op Costs:	\$12.60 psf
Parking:	Rear Lot Available + Street

FLOOR PLANS



Main Floor: 2,252 sf



Basement: 2,233 sf

ABOUT THE AREA



Inglewood is Calgary's oldest neighbourhood, officially established in 1875, and over time has flourished into one of the city's most vibrant retail hubs. Rooted in rich history and lined with preserved heritage architecture, the area has evolved from its early industrial beginnings into a dynamic destination known for its character, creativity, and strong local identity. Today, Inglewood is home to a curated mix of well-known retailers, independent boutiques, and celebrated dining spots, including favourites like The Nash, Rouge, Recordland, and a variety of artisan shops along 9 Avenue SE. Complemented by cultural attractions such as Ironwood Stage & Grill, The Blues Can, and the broader Music Mile, the neighbourhood offers steady foot traffic and an energetic, walkable atmosphere that continues to draw visitors from across the city.

61,482
TOTAL
POPULATION

204,996
DAYTIME
POPULATION

\$88,042
AVG. HOUSEHOLD
INCOME

40
AVG. AGE

5 MIN
DRIVE TO
DOWNTOWN
CALGARY

5 MIN
DRIVE TO
DEERFOOT
TRAIL





For more information, please contact:

RYAN RUTHERFORD

Vice President

Retail Sales & Leasing

+1 403 973 4677

ryan.rutherford@cushwake.com

CUSHMAN & WAKEFIELD ULC

2400, 250 6 Ave SW

Calgary, AB T2P 3H7

cushmanwakefield.com

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.