

# 1230 9 AVE SE

CALGARY, AB

RETAIL SPACE FOR LEASE



CUSHMAN &  
WAKEFIELD



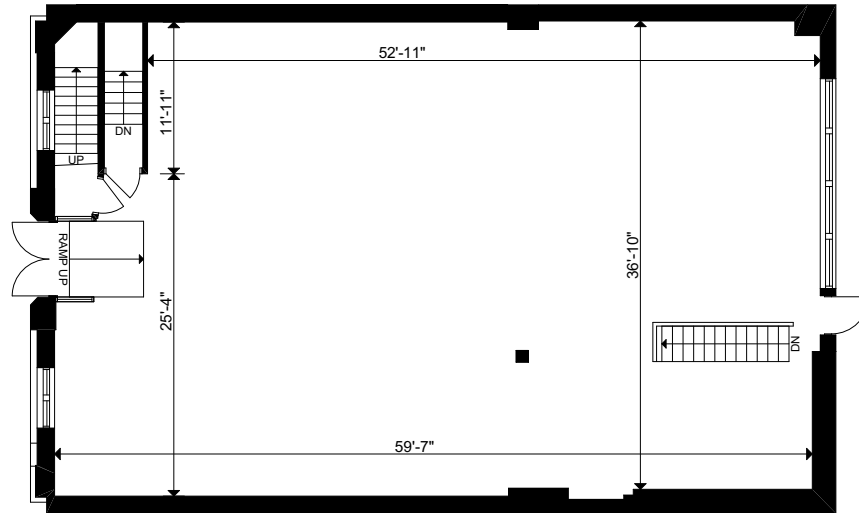
# ABOUT THE PROPERTY

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.

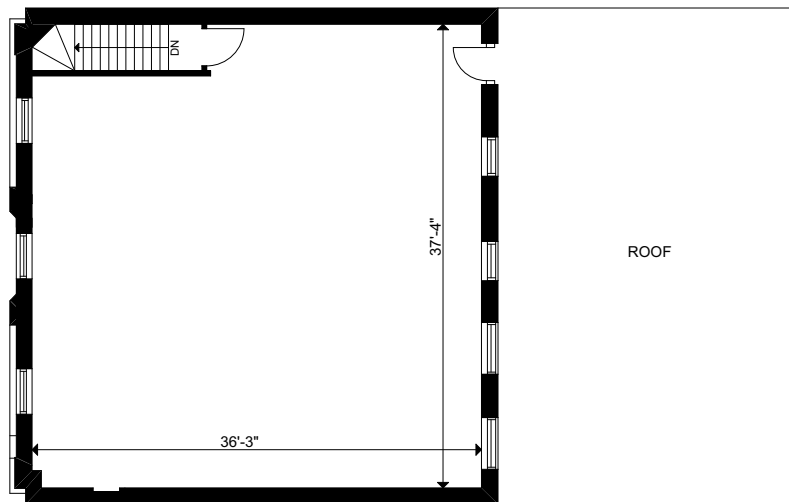
## DETAILS

|                  |                             |
|------------------|-----------------------------|
| Available Space: | Main Floor: 2,252 sf        |
|                  | Second Floor: 1,372 sf      |
|                  | Basement: 2,233 sf          |
| Availability:    | Immediately                 |
| Lease Rate:      | Market                      |
| Op Costs:        | \$12.40 psf                 |
| Parking:         | Rear Lot Available + Street |

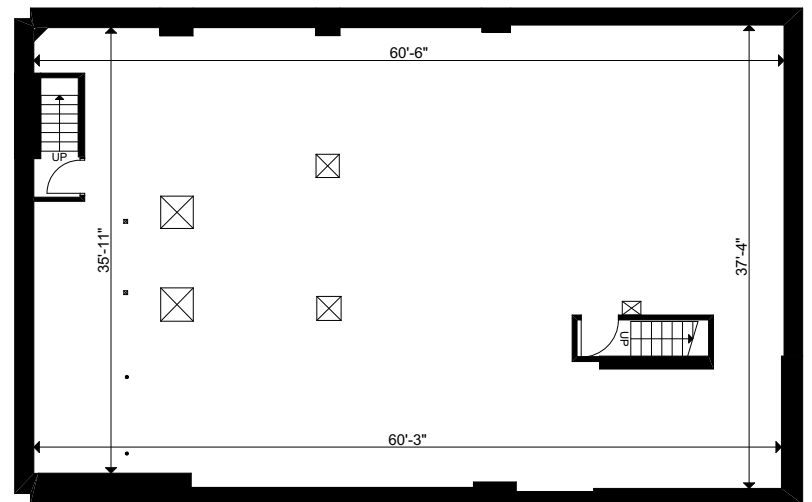
# FLOOR PLANS



Main Floor: 2,252 sf



Second Floor: 1,372 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

**\$88,042**  
AVG. HOUSEHOLD  
INCOME

**5 MIN**  
DRIVE TO  
DOWNTOWN  
CALGARY

**204,996**  
DAYTIME  
POPULATION

**40**  
AVG. AGE

**5 MIN**  
DRIVE TO  
DEERFOOT  
TRAIL





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