

AVISON  
YOUNG

# For Sale

1201 & 1209 - 9 Avenue SE, Calgary, AB

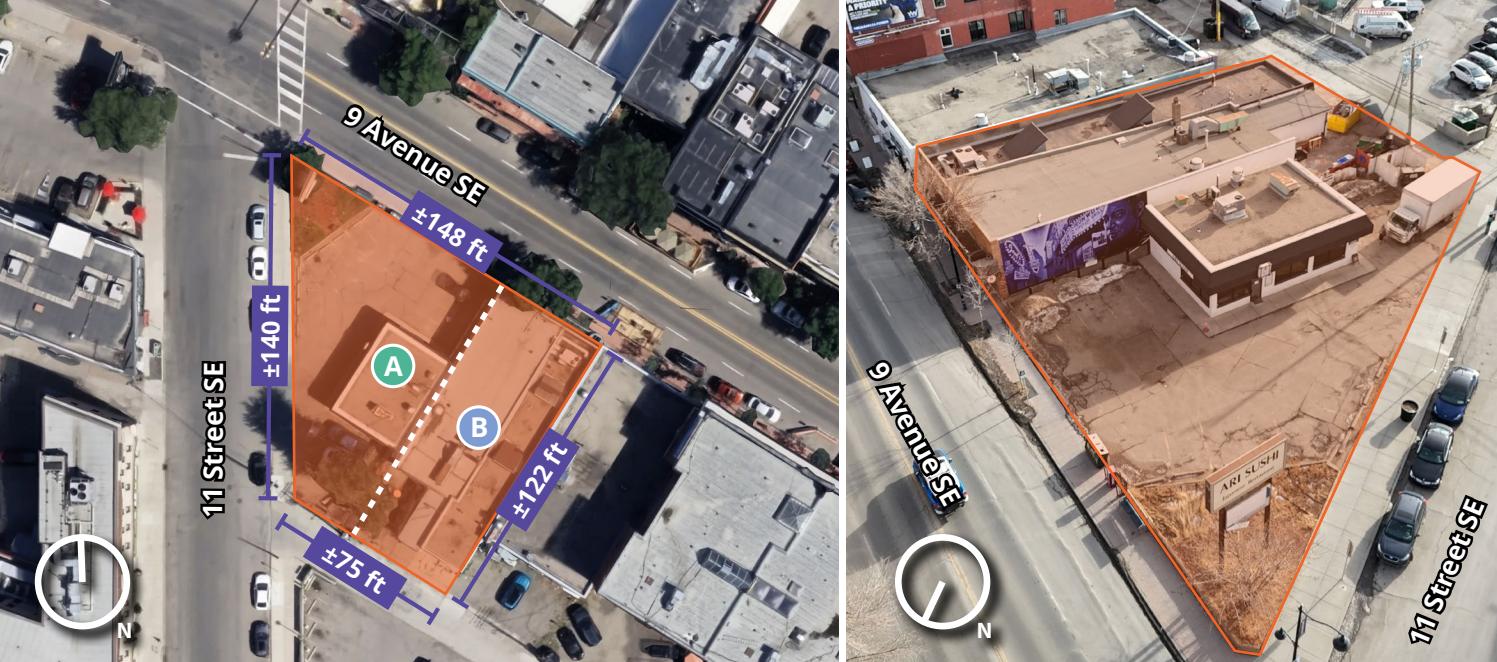
A fully leased, **13,617 sf** development opportunity situated on 9th Avenue SE, in the heart of Calgary's vibrant inner-city community of Inglewood



# Property Summary

 13,617 sf  
Total Site Area

 ± 5,689 sf  
Combined Building Area



A) 1201 - 9 Avenue SE

B) 1209 - 9 Avenue SE

Site Area (sf)	7,455	6,162
Land Use	DC199321	DC199321
Building area (sf)	1,200	4,489
Date of Construction	1960	1950





# Opportunity

Located in the heart of Inglewood, this 13,617 sf along 9th Avenue SE offers a prime redevelopment opportunity. With recent rezoning approvals on surrounding properties allowing for Floor Area Ratios (FAR) between 2.8 and 6.3, the groundwork has been laid for future development. The area's ongoing transformation makes this a strategic investment for those looking to capitalize on Calgary's evolving urban landscape.

Positioned just 100 meters from the Bow River and surrounded by a diverse mix of amenities, the site offers exceptional accessibility and appeal. Inglewood's historic charm, combined with its growing residential and commercial presence, makes this location highly desirable. With downtown Calgary just a five-minute commute away, the property is well suited for multi-residential development, attracting both investors and future residents seeking convenience and connectivity.

Currently, the site features two fully leased retail properties, both leases have demolition clauses for future re-development. The existing tenancies provide stable cashflow while redevelopment plans are finalized. With strong market fundamentals and a vibrant community setting, this property represents a rare opportunity to develop in one of Calgary's and Canada's most sought-after neighborhoods.

## Drive Times

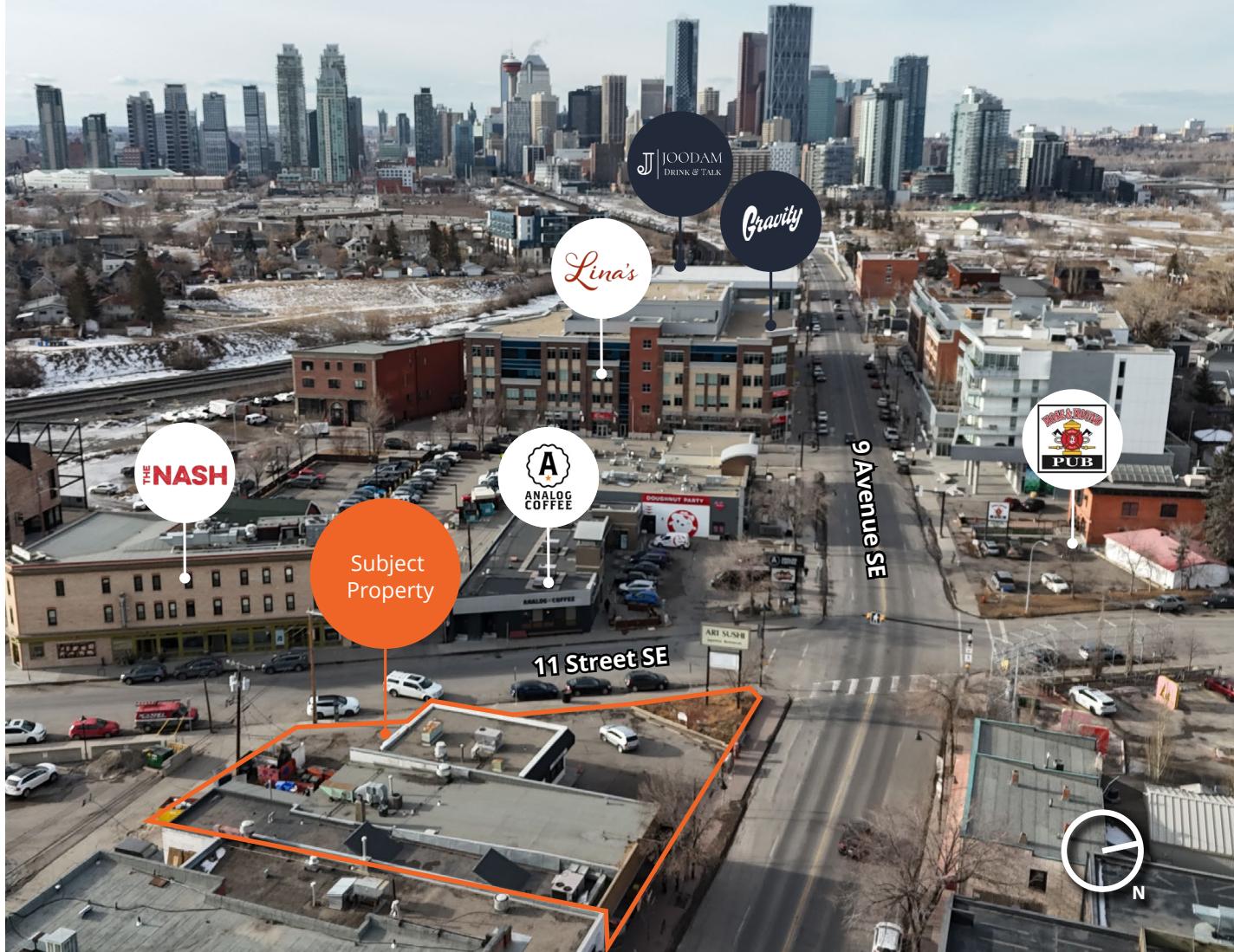
Downtown	6 minutes
Airport	20 minutes

# Offering Process

Avison Young has been retained by 1223466 Alberta Ltd. (the "Vendor") on an exclusive basis to arrange for the offering and sale of a 100% interest in the subject property. The subject property is being offered for sale with an asking price of \$3,150,000. Please contact the listing agents for more information and for details on the offering process.

The listing agents have prepared a draft Letter of Intent and/or binding Offer to Purchase template, available to groups that are interested in submitting offering interest, although there is no formal requirement that offering interest be submitted using the prior-mentioned template forms.

Additional information can be made available to assist in evaluating this sale offering upon execution of a Confidentiality Agreement by interested parties/prospective purchasing entities.



## For more information contact

**Ryan Swelin**  
Principal  
+1 403 808 2295  
ryan.swelin@avisonyoung.com

**Kevin Morgans, CCIM**  
Principal  
+1 403 232 4318  
kevin.morgans@avisonyoung.com

**Walsh Mannas**  
Principal  
+1 403 819 6932  
walsh.mannas@avisonyoung.com

**Nathan Drury**  
Vice President  
+1 587 293 3372  
nathan.drury@avisonyoung.com

**Thomas Bruder**  
Analyst  
+1 226 979 8480  
thomas.bruder@avisonyoung.com

**Kevin Jenken, CPA**  
Financial Analyst  
+1 403 690 4386  
kevin.jenken@avisonyoung.com

**Visit us online**  
[avisonyoung.com](http://avisonyoung.com)

Eighth Avenue Place, Suite 4300, 525 - 8th Avenue SW | Calgary, AB T2P 1G1 | +1 403 262 3082

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