

\$1,750,000 - 1429 9 Avenue Se, Calgary

MLS® #A2002440

\$1,750,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.22 Acres

Inglewood, Calgary, Alberta

Rare opportunity to own an iconic Inglewood property. Includes both 1429 and 1431 - 9th Avenue SE combined property tax (2022) \$27,768. DC Zoning with M-CG d111 guidelines. The Blues Can is a Calgary institution and a premier Blues music venue on the music mile. The business is not for sale this listing is just land and building. Triple Net income \$50,300/year plus operating costs. Buyer will be permitted, during condition period, to negotiate a new lease (to become binding after closing). Current zoning/Land Use is Direct Control with M-CG d111 Guidelines Total Land size for both lots approx. 9,741 sqft.

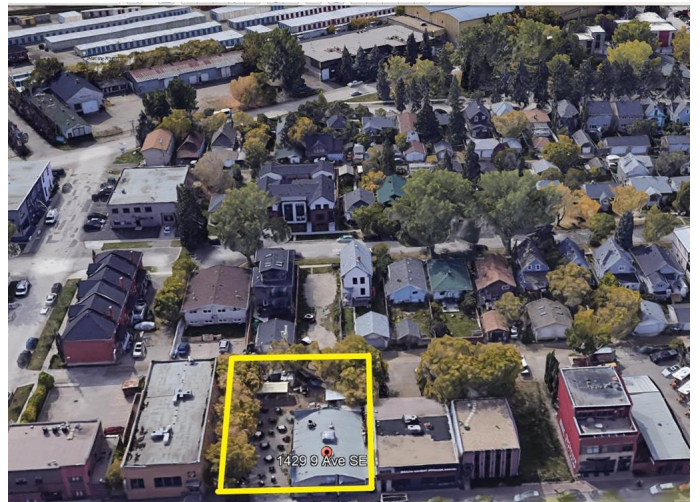
Built in 1948

Essential Information

MLS® #	A2002440
Price	\$1,750,000
Sold Price	\$1,600,000
Bathrooms	0.00
Acres	0.22
Year Built	1948
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address 1429 9 Avenue Se



Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0T4

Additional Information

Date Listed	September 21st, 2022
Date Sold	November 12th, 2023
Days on Market	415
Zoning	DC (pre 1P2007) M-CG D111
HOA Fees	0.00

Listing Details

Listing Office	D.C. & ASSOCIATES REALTY
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