

JR

· **MERCANTILE** ·
REAL ESTATE ADVISORS INC

RETAIL SPACE
FOR SALE

i.D. INGLEWOOD — 1526 9TH AVENUE SE
CALGARY, ALBERTA

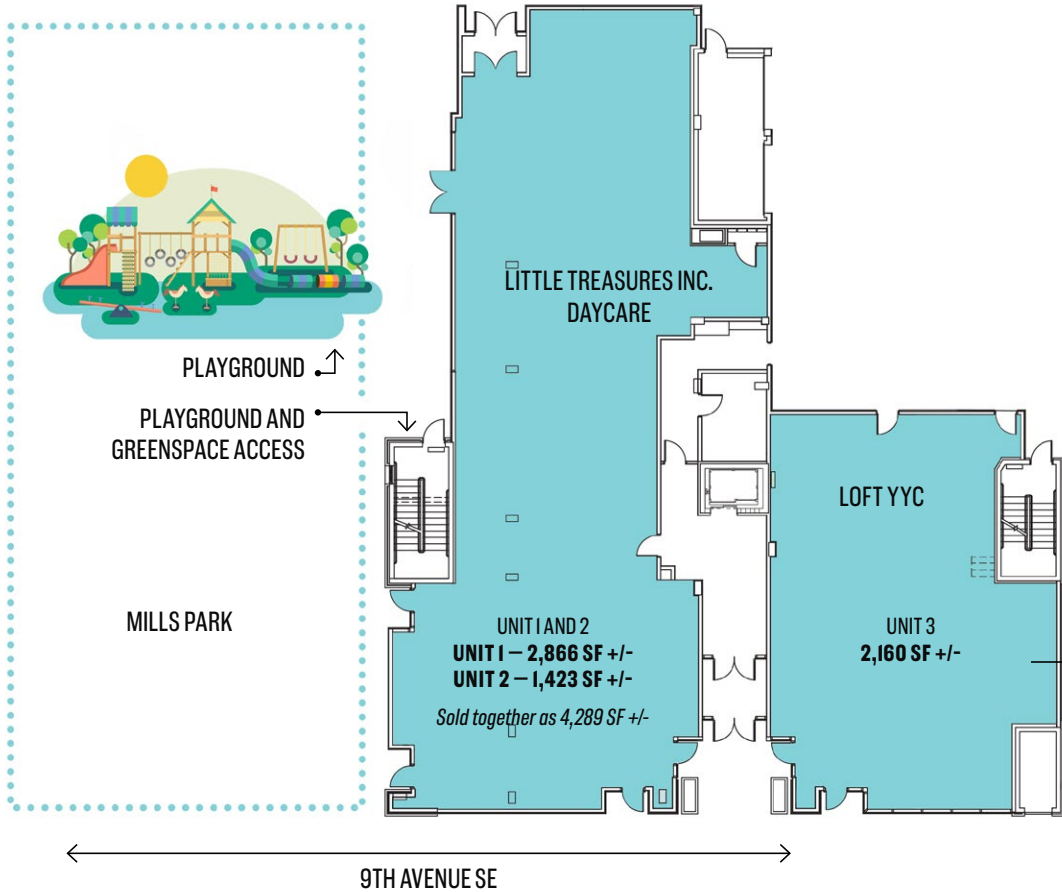
jrmercantile.com · 403.770.3071

RETAIL SPACE
FOR SALE

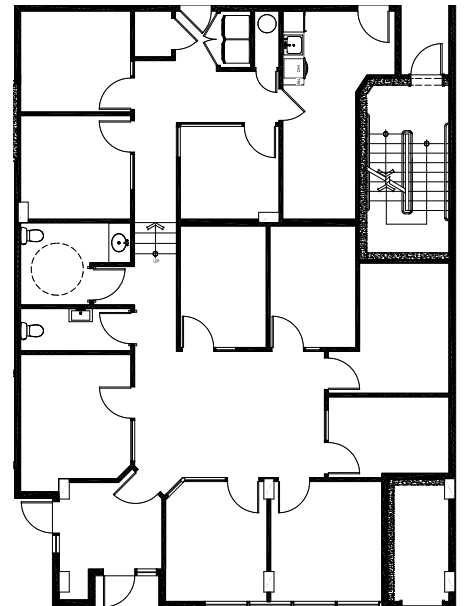
MERCANTILE
REAL ESTATE ADVISORS INC

403.770.3071
JR.MERCANTILE.CO.BE

FLOOR PLAN



LOFT YYC
SPACE LAYOUT



VISIT US
300, 525 11TH AVENUE SW
CALGARY, ALBERTA T2R 0C9

jrmercantile.com

JEFF ROBSON PRESIDENT & BROKER

jeff@jrmercantile.com
403.770.3071 ext 200

ANDREW KAY ASSOCIATE

andrew@jrmercantile.com
403.770.3071 ext 201



GENERAL INFORMATION

MAIN FLOOR COMMERCIAL UNITS FOR SALE. UNITS 1 AND 2 ARE OCCUPIED BY LITTLE TREASURES INC. A CHILDCARE PROVIDER WITH THREE LOCATIONS IN CALGARY AND AIRDRIE AREA.
 UNIT 3 IS OCCUPIED BY LOFT YYC, A MULTI-DISCIPLINE HEALTH AND WELLNESS CLINIC.

- FREE STREET PARKING
- SPACE FOR SALE

PROPERTY INFORMATION & TRAFFIC COUNTS

LOCATION

i.D. INGLEWOOD
 1529 9TH AVENUE SE

AVAILABLE FOR SALE

UNIT 1: 2,866 SQ. FT.
 UNIT 2: 1,423 SQ. FT.
 SOLD TOGETHER AS
 4,289 SQ. FT.
 UNIT 3: 2,160 SQ. FT.

CONDO FEES

\$21.43 / SQ. FT.
 ESTIMATED 2023

TAXES (2023)

UNITS 1 & 2:
 \$47,869.20 / ANNUM OR
 \$11.16 / SQ. FT.
 UNIT 3:
 \$23,620.04 / ANNUM OR
 \$10.93 / SQ. FT.

ASKING PRICE

UNITS 1 & 2 COMBINED:
 \$1,920,000 BASED ON
 APPROX. 6.5% CAP RATE
 ON EXISTING INCOME

UNIT 3:
 \$995,000

ZONING

UNITS 1 & 2:
 CHILDCARE
 UNIT 3:
 MEDICAL DC IZ93

PARKING

ON STREET IN FRONT OF
 PREMISES OR FOR RENT
 FROM CONDOMINIUM
 CORPORATION AT \$250
 PER MONTH PER STALL

TRAFFIC COUNTS

9TH AVENUE SE AND
 16TH STREET SE:
 13,000 VEHICLES / DAY
 9TH AVENUE SE AND
 13TH STREET SE:
 18,000 VEHICLES / DAY

DEMOGRAPHICS

POPULATION

	2KM	3KM	5KM
2023	15,301	57,877	186,444
2028	17,361	65,053	209,662

GROWTH

2023 - 2028	13.46%	12.40%	12.45%
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AVERAGE INCOME

\$104,022	\$100,603	\$122,423
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MEDIAN AGE OF POP.

40.90	38.90	38.60
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