

JR

· **MERCANTILE** ·
REAL ESTATE ADVISORS INC.

RETAIL SPACE
FOR SALE

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

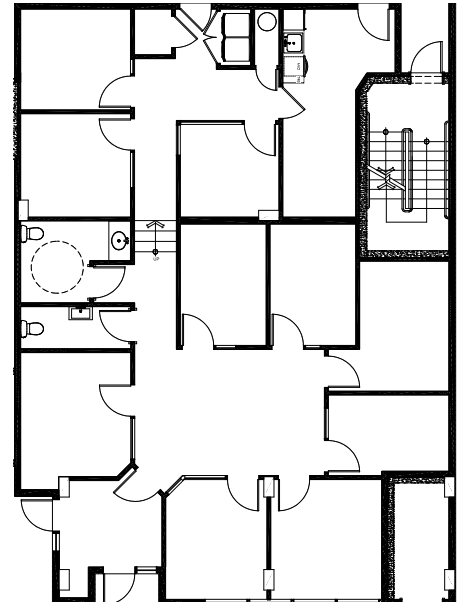
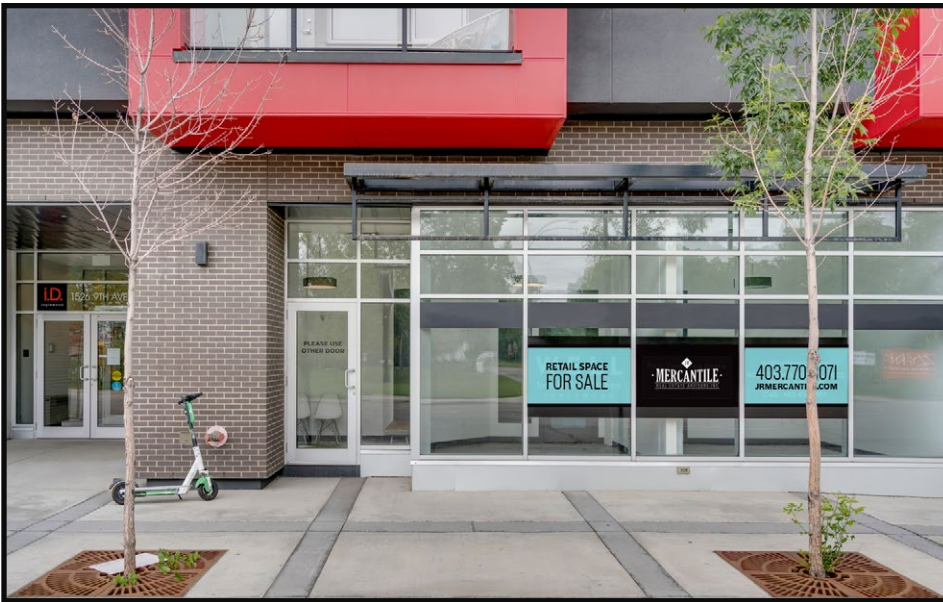
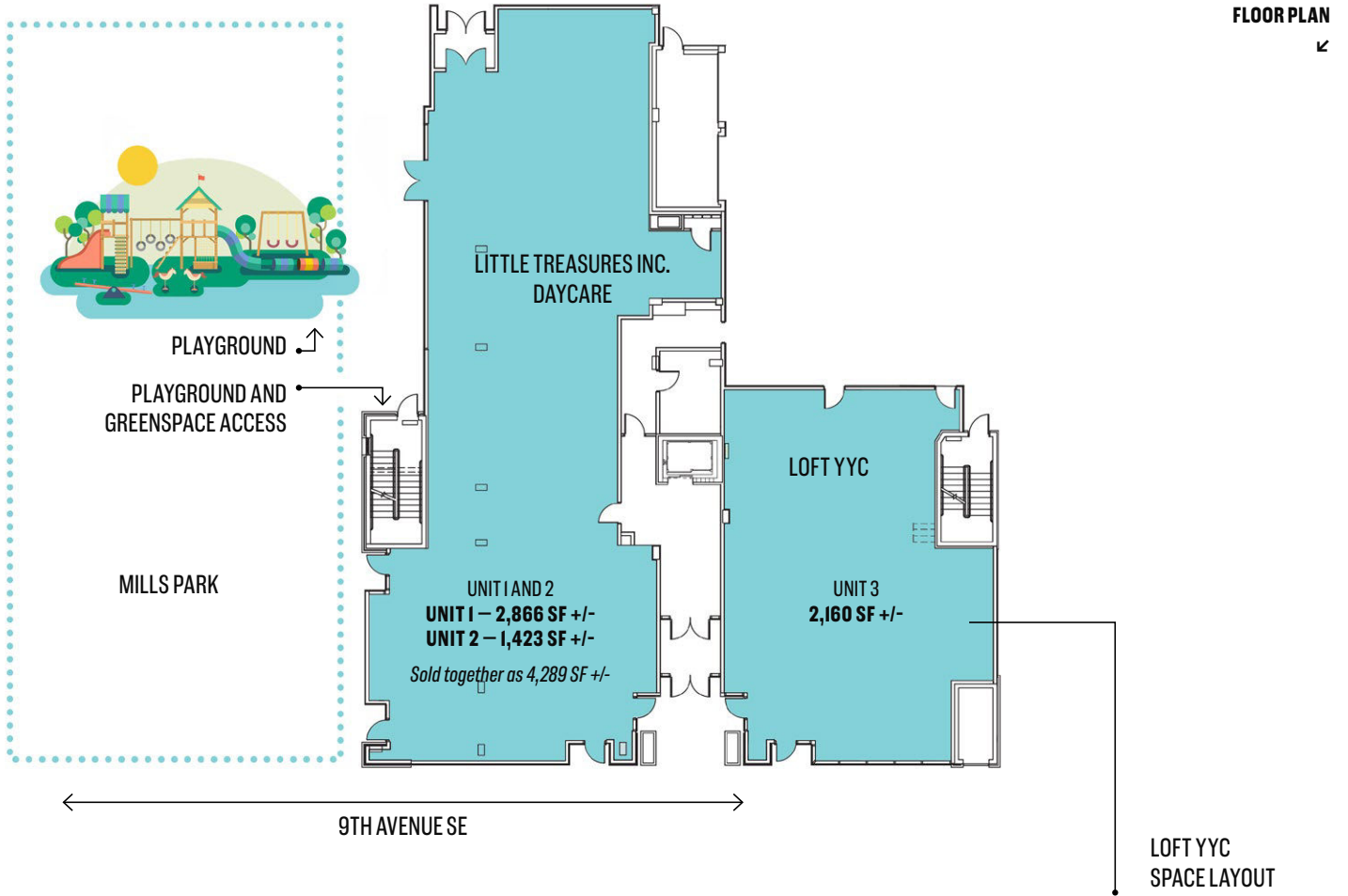
jrmercantile.com · 403.770.3071

RETAIL SPACE
FOR SALE

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JR.MERCANTILE.CO.BE

FLOOR PLAN



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

jrmercantile.com

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LOCATION PLAN



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

	2KM	3KM	5KM
2023 - 2028	13.46%	12.40%	12.45%

AVERAGE INCOME

	2KM	3KM	5KM
AVERAGE INCOME	\$104,022	\$100,603	\$122,423

MEDIAN AGE OF POP.

	2KM	3KM	5KM
MEDIAN AGE OF POP.	40.90	38.90	38.60

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