



## South Bank

1016 - 9 Avenue SE | Calgary, Alberta

- Located in Inglewood, home to large variety of vibrant retailers and small businesses, was voted “Best Community in Canada”.
- Dynamic retail ecosystem servicing 88 luxury apartments located directly above.
- 8 neighbouring premier retailers - including boutiques and wellness shoppes
- Ample street parking, free 90 minute parking on north side of building, and one underground tenant stall per unit.
- Offering retailers unparalleled opportunity to become a part of the Inglewood community.
- Please contact listing agent to discuss future retail leasing opportunities

**Chris Howard**, *Vice President | Investment & Leasing*

**403- 830-6908**

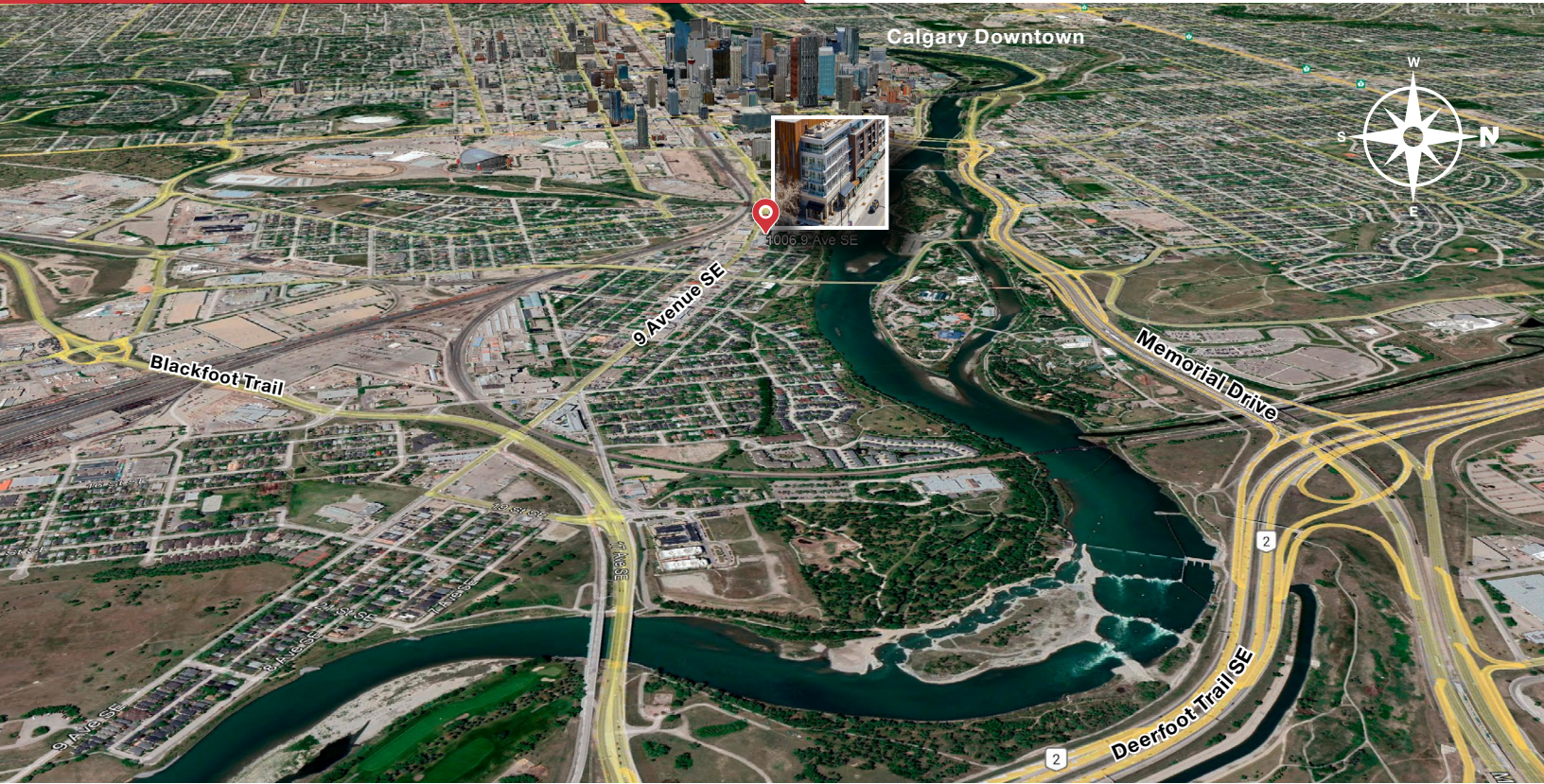
**[choward@naiadvent.com](mailto:choward@naiadvent.com)**



# FOR LEASE

## 1,500 SF

### Retail Space | Heart of Inglewood



## 1016 - 9 Avenue SE Calgary, AB

District:	Inglewood
# Stories:	4
Year built:	2020
Building size:	84,034 SF
Retail Area:	1,500 SF
Lease Rate:	Market

Additional Rent Estimate YE May:  
Op Costs & Taxes Est: **\$25.50 PSF \***  
Management Fee @ 5% GR: **\$3.05 PSF**  
Total: **\$28.55 PSF**

Occupancy: Please contact for availability

Parking: Street parking, free 90 minute parking north side of building, one underground tenant stall/unit.

\*ELECTRICITY SEPARATELY METERED



### South Bank Retail



**90** Walk Score  
Walker's Paradise  
Daily errands do not require a car.



**70** Transit Score  
Excellent Transit  
Transit is covered for most trips

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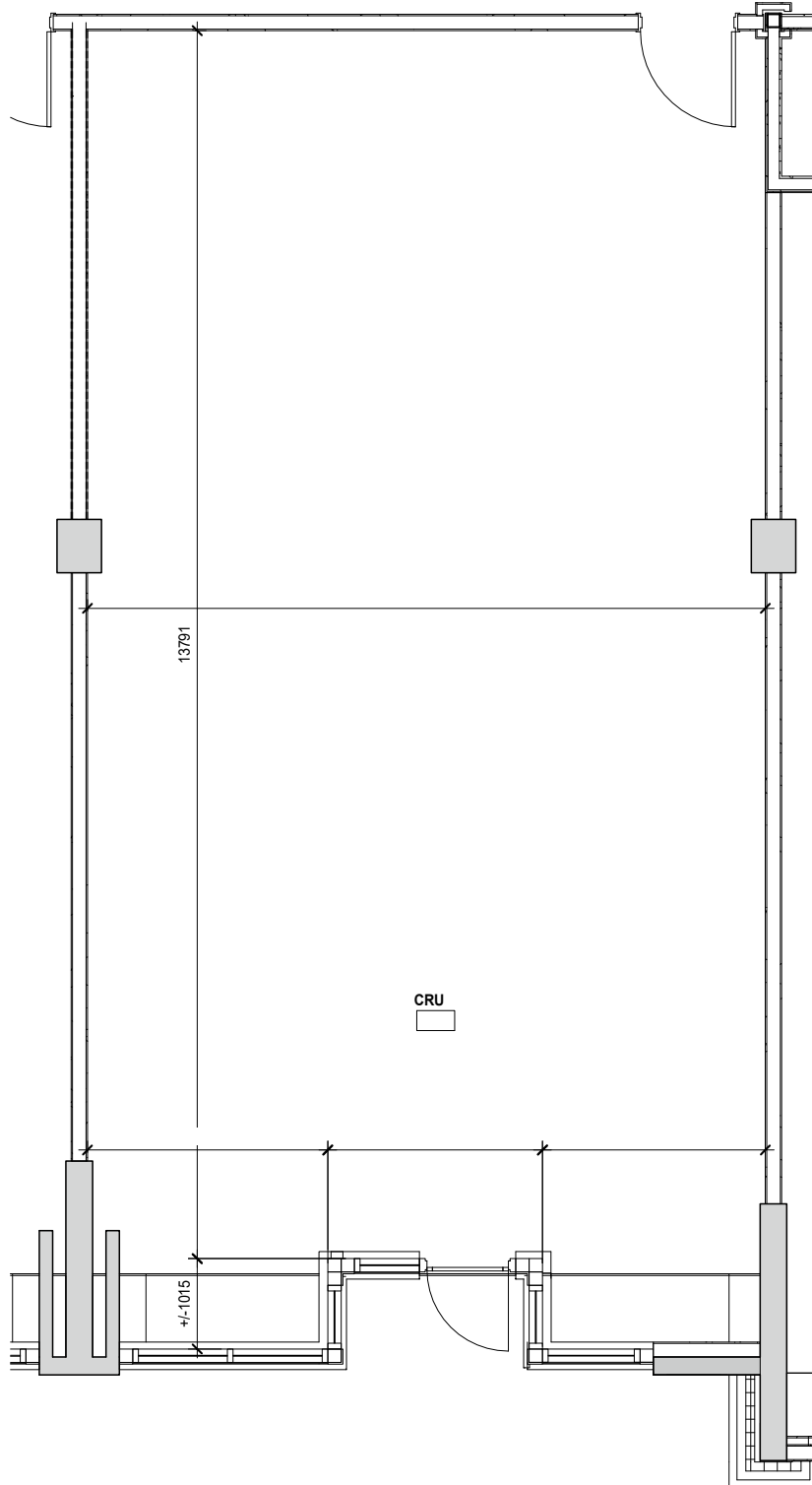
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**FOR LEASE**

1,500 SF

Retail Space | Heart of Inglewood

**FLOOR PLAN**



**FOR LEASE**

**1,500 SF**

**Retail Space | Heart of Inglewood**

**NAI Advent**  
ADVENT COMMERCIAL REAL ESTATE CORP.



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