



FOR SALE



1940 - 9th Ave SE

Inglewood
Owner/User Office Opportunity

Colliers

Accelerating success.

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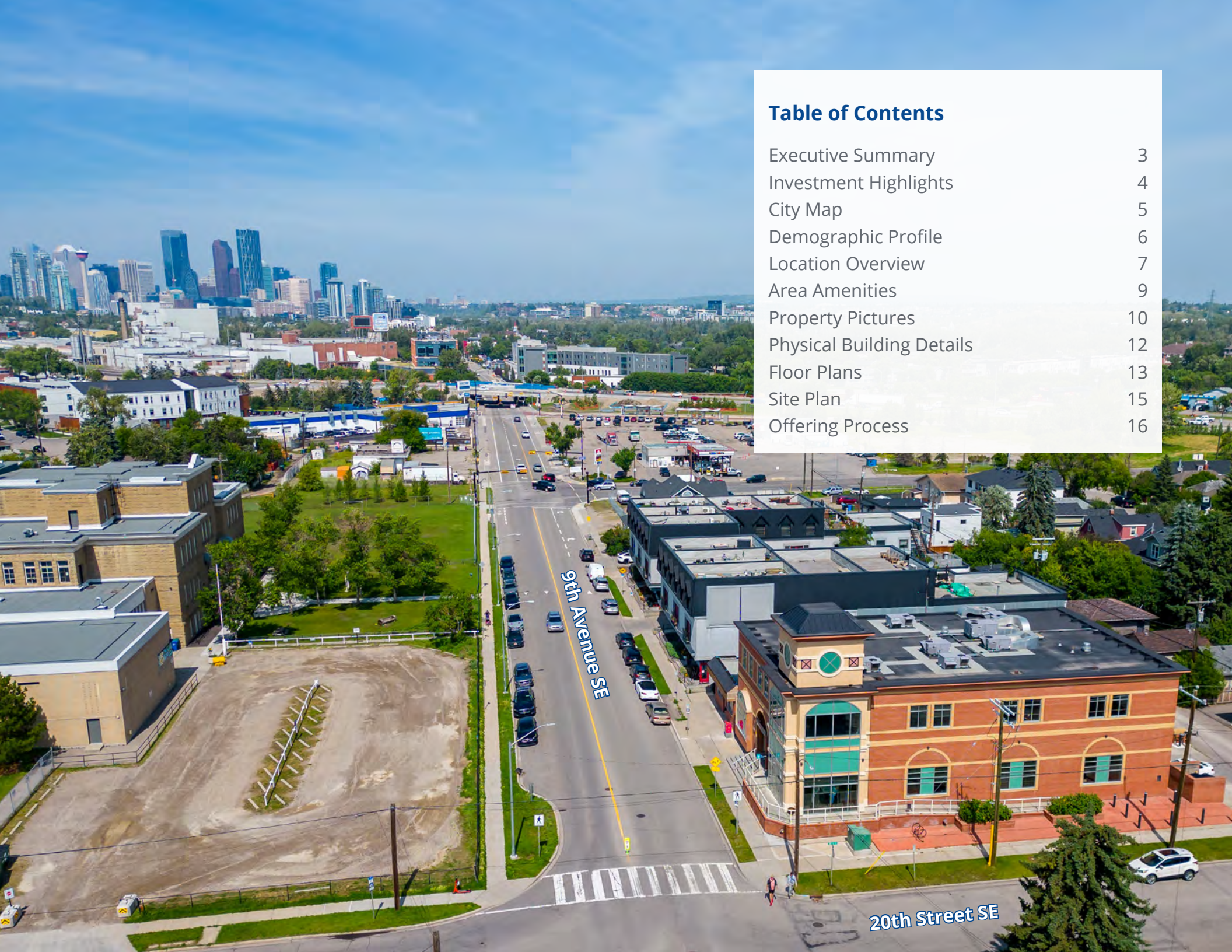


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Executive Summary

On behalf of the vendor, the Colliers Investment Sales Team is pleased to present the opportunity to acquire 1940 - 9th Avenue SE, a boutique flex office/retail property located in the historic Inglewood neighborhood of Southeast Calgary, Alberta. The Property is a 11,171 SF office building, built in 2009 and centrally located on 9th Avenue SE, less than 10 minutes from the Downtown Core and highly accessible from Blackfoot Trail and Deerfoot Trail. The property has retail exposure and has been used as a credit union branch since its construction.

Calgary's Inglewood neighborhood offers a unique blend of historic charm and modern revitalization, making it an attractive location for commercial real estate investment. As one of the city's oldest communities, Inglewood boasts a walkable main street filled with independent boutiques, restaurants, and galleries that attract both locals and tourists. The area's proximity to downtown Calgary, combined with ongoing urban redevelopment and infrastructure improvements, has increased demand for retail and mixed-use spaces. This vibrant cultural hub continues to show strong potential for growth, particularly for businesses seeking high foot traffic and a distinctive, community-oriented setting.

The property is offered as vacant, presenting an excellent opportunity for an owner/user. With a two-storey layout, underground parking garage and elevator service, the building is also well suited to accommodate multiple tenants.

The property is being offered with an asking price of **\$4,500,000**. Vendor will review bids as received.



Municipal Address

1940 - 9th Avenue SE

Net Leasable Area

11,171 SF

Site Area

0.22 Acres

Year Built

2009

Current Occupancy

Vacant

Number of Storeys

2

Zoning

DC - 4Z93

Parking

19 Underground Stalls

2 Surface Stalls

21 Total Stalls

Offering Price

\$4,500,000

Offer Submission Date

Vendor will review bids as received

Investment Highlights

- **Stand alone property** located in Inglewood, SE Calgary;
- **Owner/User opportunity;**
- **Built in 2009** and used as a credit union branch since inception;
- **Property is demisable** and would make sense for a multi-tenant layout;
- **Aesthetically appealing** building accommodating a range of tenant sizes;
- Building features **19 underground parking stalls;**
- **Highly Accessible location** two blocks from Blackfoot Trail, and less than 10 minute drive to the Downtown Core;
- **Highly amenitized area** along Inglewood's 9th Avenue SE corridor;
- **Well-maintained, institutionally held** property with professional management and a strong track record of upkeep and care.

Excellent Opportunity for an
Owner/User Investor

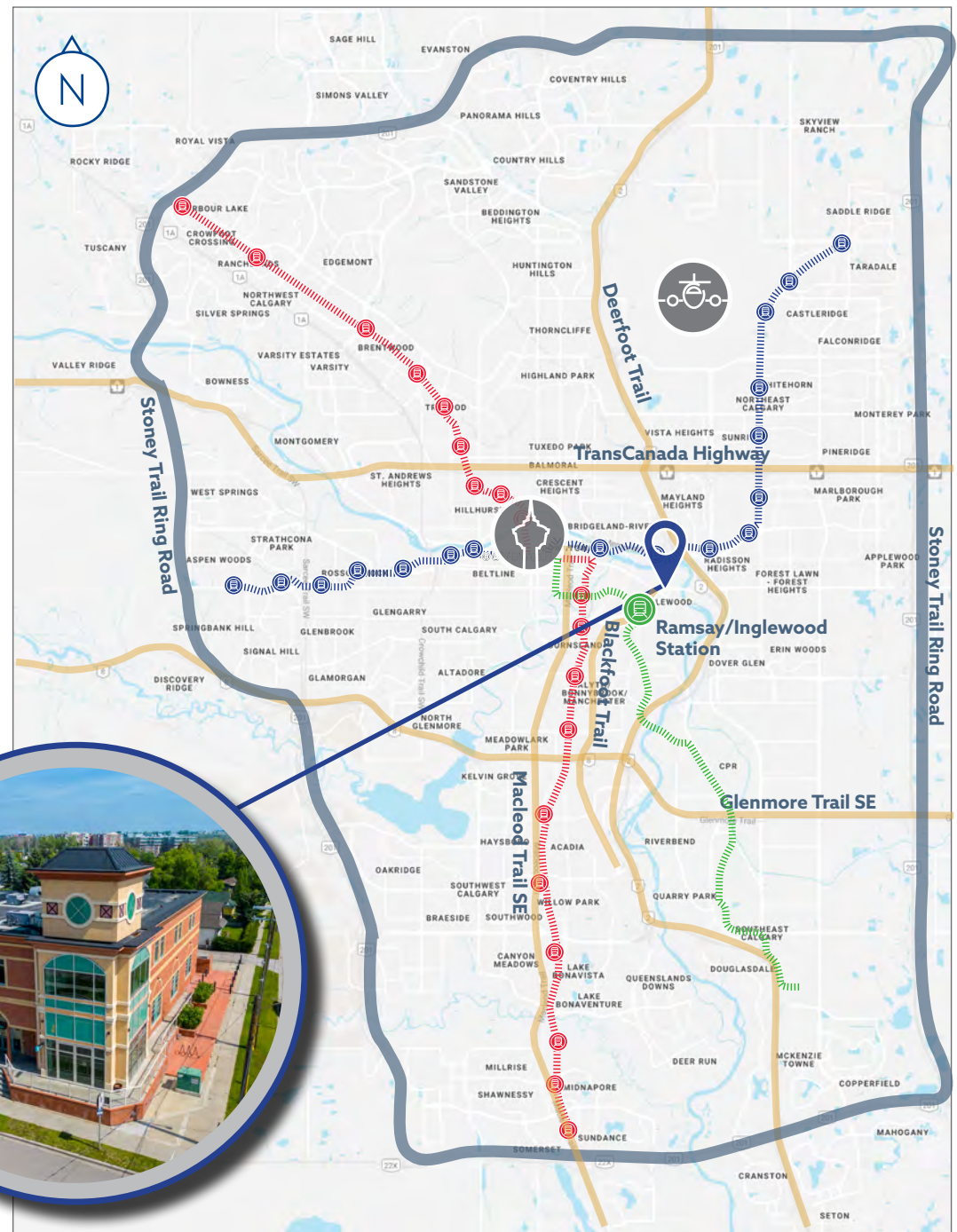


City Map

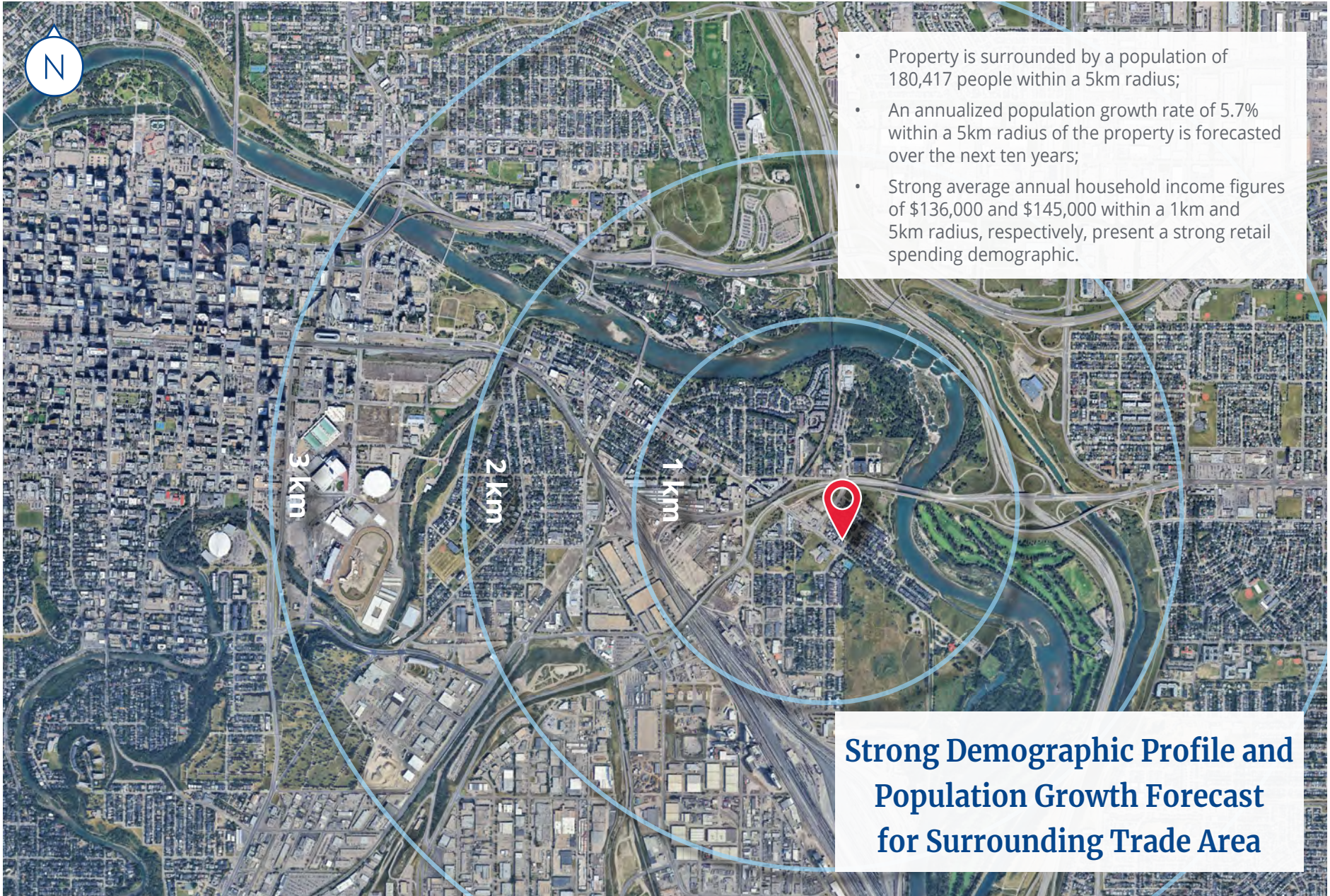
1940 9th Avenue SE is situated east of the downtown core in Inglewood. With its highly accessible location, it provides convenient access to all quadrants of the City via Deerfoot Trail, Blackfoot Trail and public transit.

-  **1940 9th Avenue SE**
-  **Blackfoot Trail**
300 m (1 min)
-  **Deerfoot Trail**
1.5 km (2 min)
-  **YYC Airport**
16.9 km (14 min)
-  **Downtown Calgary**
3.5 km (8 min)
-  **Highway 201**
(Stoney Trail Ring Road)
-  **Major Roads**
-  **Red Line LRT**
-  **Blue Line LRT**
-  **Future Green Line LRT (SE Proj.)**

Highly accessible location less than
10 minutes from downtown core



Demographic Profile



Location Overview - Inglewood

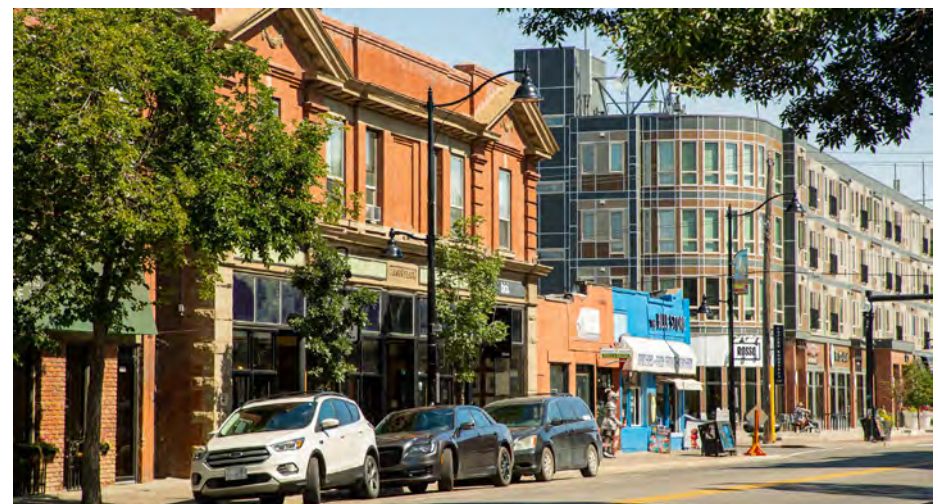
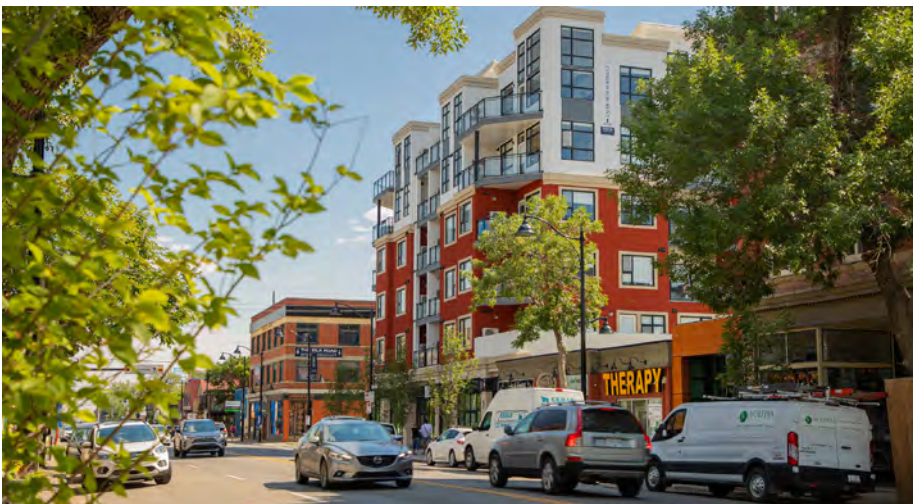
- 1940 - 9th Avenue SE is located at the east end of the Inglewood commercial corridor;
- Located less than 10 minutes to downtown Calgary, offering quick access to the central business district and major amenities;
- Excellent connectivity to Deerfoot Trail and Blackfoot Trail, enabling efficient city-wide access;
- Public transit accessible, with nearby bus routes and within walking distance of future Green Line LRT stations;
- Proximity to key amenities and extensive river pathway systems.



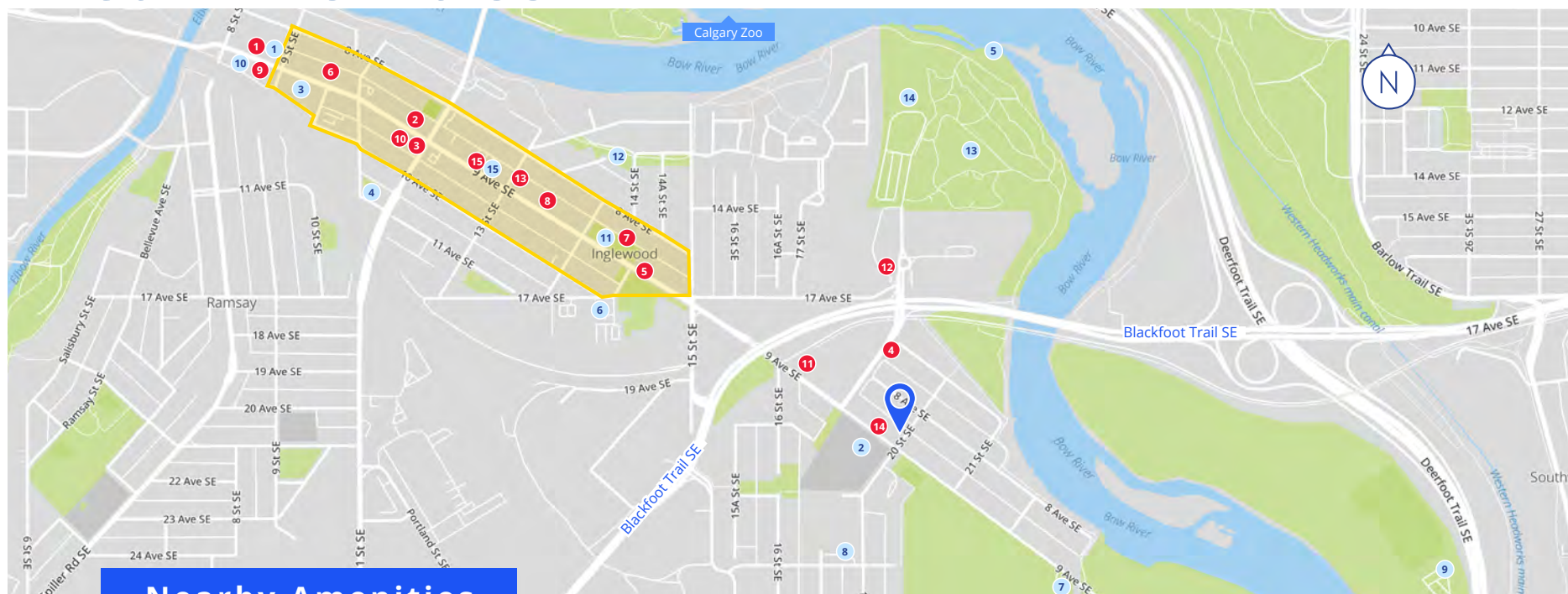
Location Overview - Inglewood

1940 – 9th Avenue SE is located just east of Calgary's downtown core, on the edge of the established Inglewood community. The site offers strong visibility along 9th Avenue SE, a key arterial route, and provides convenient access to Deerfoot Trail, Blackfoot Trail, and the broader Calgary transportation network.

The surrounding area features a diverse mix of commercial, residential, and light industrial uses, with proximity to amenities such as the Calgary Zoo, Inglewood Bird Sanctuary, and a broad selection of shops, restaurants, pubs, banks and service amenities along 9th Avenue. Continued investment and redevelopment activity in and around Inglewood is contributing to the area's long-term growth, stability, and appeal for a wide range of users.



Area Amenities



Nearby Amenities



Restaurants & Bars | Inglewood Commercial Corridor (9th Avenue SE)

1. Ami Tea & Sub
2. Analog Coffee
3. Ari Sushi
4. Brooklyn Dumpling Shop
5. Burn Block Social Club
6. Bussin Burger
7. Cafe Gravity
8. Canela Vegan Bakery & Cafe
9. Cold Garden Beverage Company
10. Domino's Pizza
11. Dragon Pearl Restaurant
12. High Line Brewing
13. Inglewood Drive-In
14. Inglewood Pizza
15. Ironwood Stage & Grill
16. Joodam
17. L'Olive Cicchetti & Lounge
18. Madi's 12|12
19. Minh Chau Restaurant
20. Monki Breakfast Club & Bistro
21. Mowgli's Cafe and Restaurant
22. Mumbai Bites
23. Norley's Authentic Colombian Street Food
24. Papa John's Pizza
25. Rain Dog Bar
26. Rouge
27. SOT
28. Spolumbo's Fine Foods & Deli
29. The Dirty Duck
30. The Eden
31. The Hose and Hound Neighbourhood Pub
32. The Nash Restaurant & Off Cut Bar



Community & Recreation

1. Alexandra Centre Society
2. Colonel Walker Elementary School
3. Esker Foundation
4. Gopher Park
5. Harvey Passage Lookout
6. Inglewood Aquatic Centre
7. Inglewood Bird Sanctuary
8. Inglewood Community Association
9. Inglewood Golf & Curling Club
10. Jack Long Park
11. Mills Park
12. Nellie Breen Park
13. Pearce Estate Park
14. Bow Habitat Station & Sam Livingston Fish Hatchery



Wellness & Essential Services

1. Alexandra Medical Clinic
2. Calgary Car Centre
3. Canada Post
4. Centex
5. Eamore Health and Performance
6. F45 Training
7. Heartfull Holistic Nutrition & Massage Therapy
8. Inglewood Family Dental
9. Junction 9 Yoga & Pilates
10. Marshall Drugs
11. Petro-Canada
12. Ramsay Animal Clinic
13. Sage Plus Clinical Pharmacy
14. Serenity Now Wellness

Highly Amenitized Location

Property Pictures



Property Pictures



Physical Building Details

Structure

Concrete columns and beams on a concrete foundation with strip footings.

Floor Structure

Concrete slab on grade over compacted granular base.

Exterior Walls

Exterior walls are finished with painted face brick, stucco and pre-cast concrete panels.

Roof

The roof system consists of open web steel joists supporting a steel roof deck and an insulated builtup membrane complete with SBS membrane.

HVAC Systems

Heating and air conditioning are provided throughout the building by roof-top HVAC units.

Elevator

Elevators and stairwells providing access to the main and second floor from the underground parkade.

Windows / Doors

Exterior windows and doors consist of commercial grade double paned glass units in modern aluminium frames.

Lighting

Lighting throughout the building consists of LED fixtures.

Life Safety / Security

The building is equipped with a full fire suppression system with wet type sprinklers in all areas including smoke detectors, pull stations, fire extinguishers and lit exit signs. The building also features a full security alarm system.

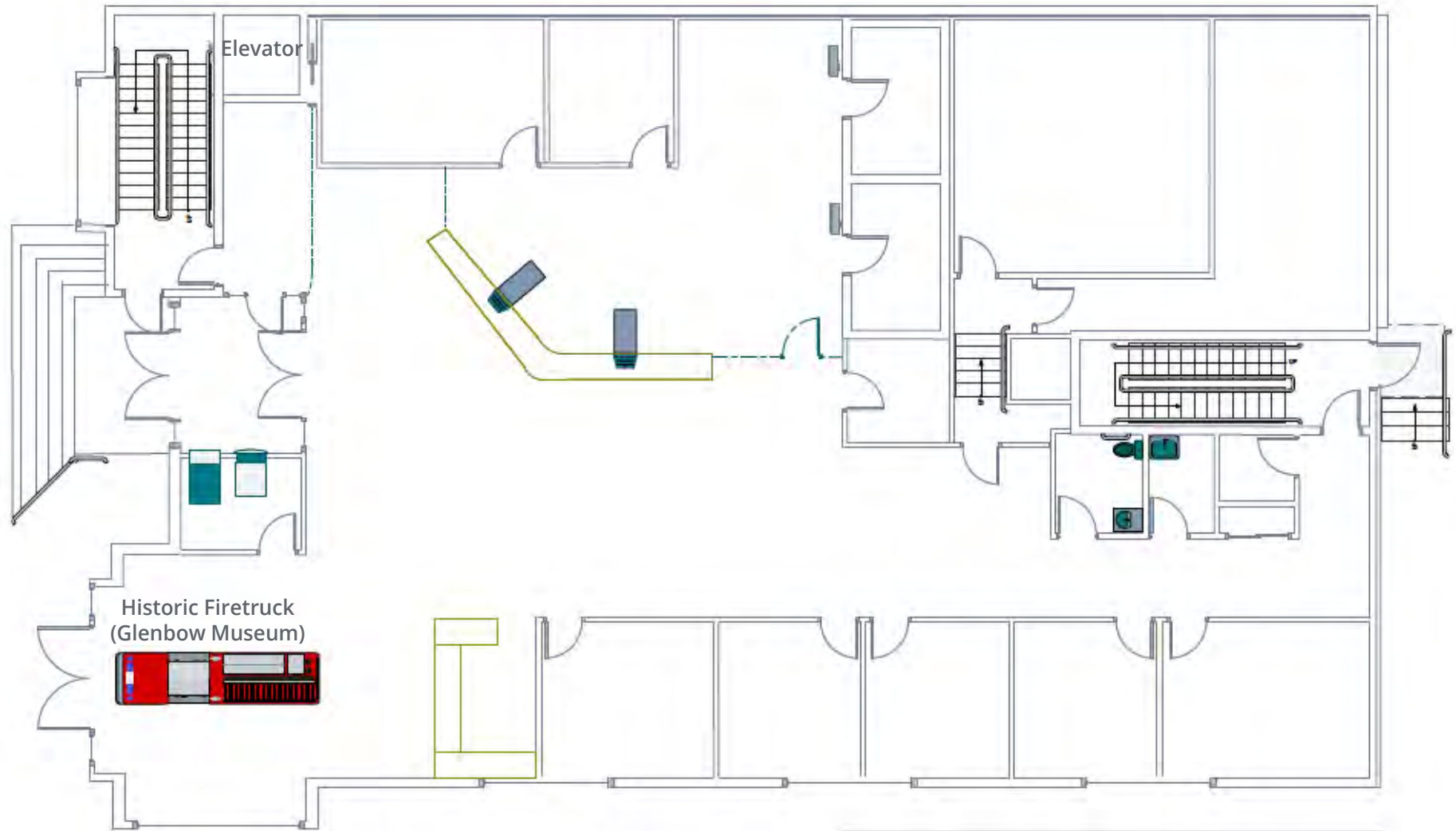
Electrical

300kVA, 120/208V transformer, 12C-188 was installed for an 800A service in 2009.



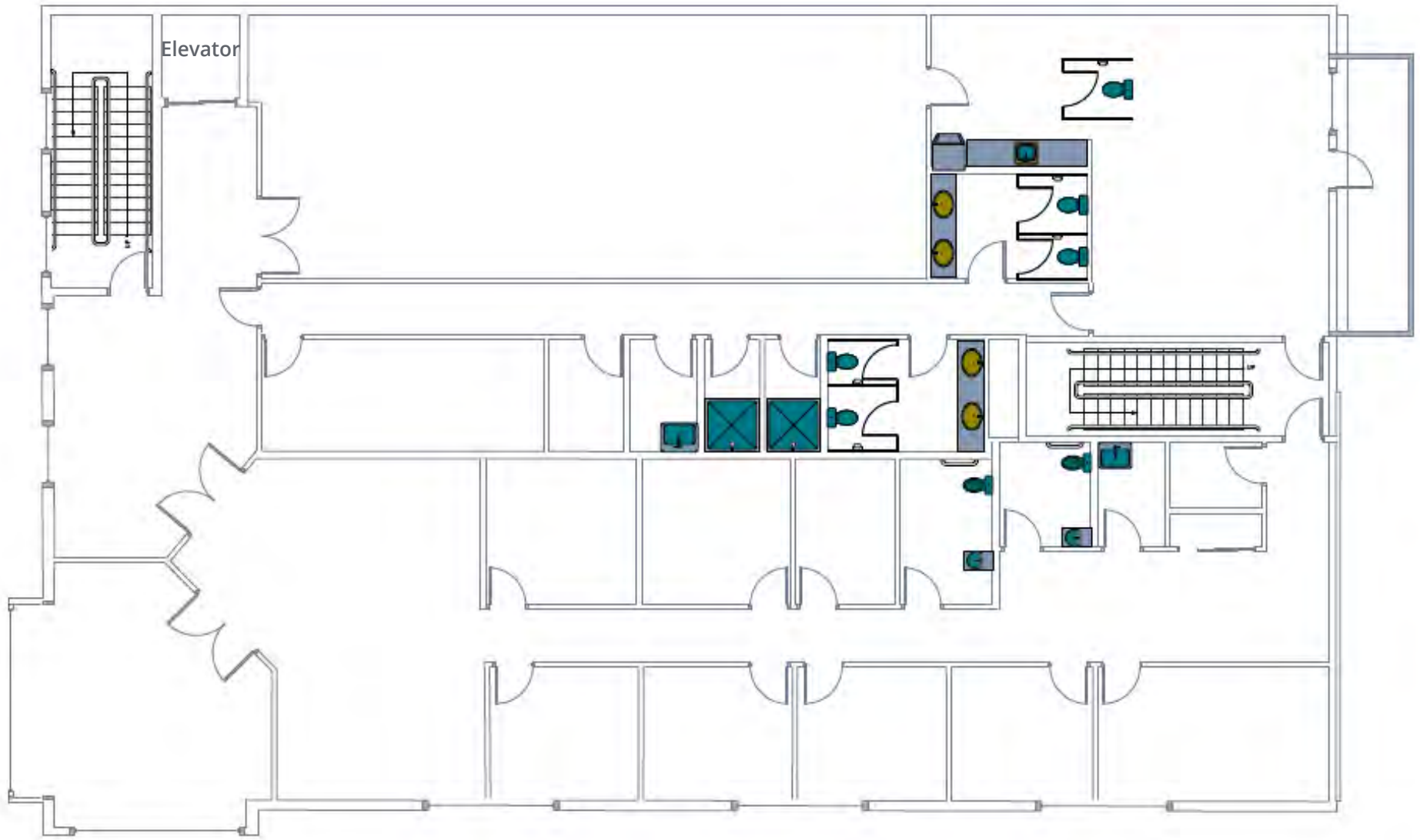
Floor Plans

Main Floor - 5,545 SF



Floor Plans

Second Floor - 5,626 SF



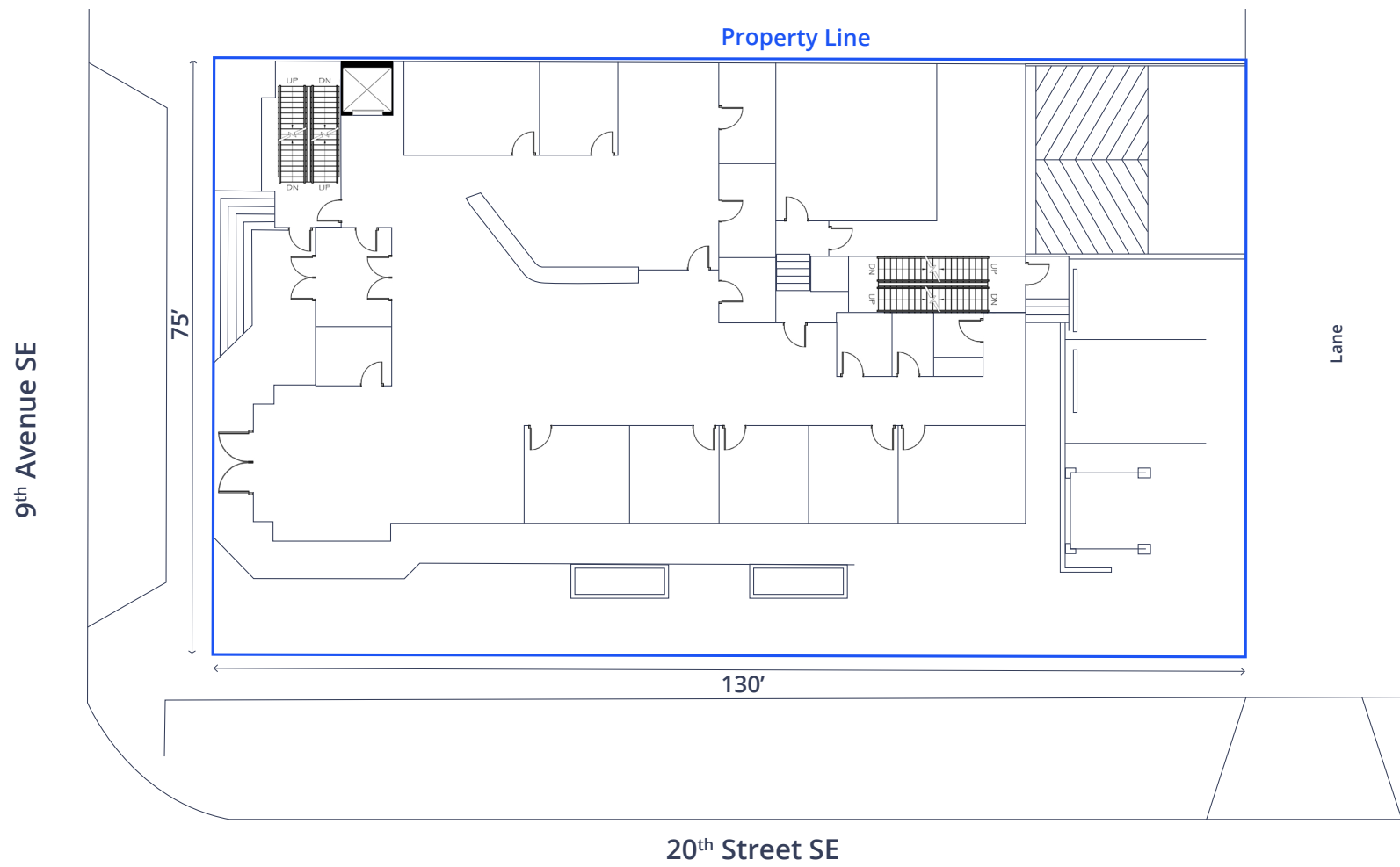
Site Plan

1940 9th Avenue SE is situated on a 0.22 acre site with 75 feet of street frontage to 9th Avenue SE and 130 feet to 20th Street SE.

The property's zoning designation is DC 4Z93 SITE 6, pertaining to C-2(20) – General Commercial District from the City's 2P80 land use bylaw. The purpose of this district is to provide for a wide variety of retail commercial and personal service uses at moderate intensity which serve areas beyond the surrounding community. This zoning designation allows for (but is not limited to) the following selection of permitted and discretionary uses:

- medical clinics
- offices
- financial institutions
- retail
- child care
- restaurants (licensed or food service only)
- drinking establishments
- accessory food services
- dwelling units
- hotels and motels
- liquor stores
- cafés

Under this zoning, maximum density allows for 2.0 times the site area (ie. a maximum of approximately 19,160 SF of commercial density).



Offering Process

Exclusive Agents

All inquiries regarding the property or any information contained in this CIM should be directed to Colliers as exclusive agent for the Vendor. All purchasers with their own agents/ advisors are responsible for any fees/commissions to said purchasers' representative.

For further information, access to the virtual due diligence room or to submit an offer, please contact:

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In addition, proponents are requested to include as part of their submission, the following information:

- Purchase Price
- Terms and conditions of closing
- Timing and events schedule to complete closing
- Purchaser's transaction approval process

Submission Process & Timing

Based on the information contained in this CIM and other information that may be made available by Colliers upon request, interested parties are invited to submit a non-binding Letter of Intent to CMN Calgary Inc. for consideration by the Vendor.

Vendor will Review Bids as Received

The Vendor will negotiate with the prospective purchaser(s) whose purchase proposal is judged to be most attractive to the Vendor, in its sole and absolute discretion. The Vendor is not obliged to accept any Offer and reserves the right to reject any or all Offers received.

Review of Offers

The Vendor, through Colliers, will respond to Offers for the Property at their discretion. All Offers to purchase will be evaluated based upon, but not limited to, the net proceeds to the Vendor, the structure proposed by the prospective purchaser, the prospective purchaser's ability to complete the transaction, and the time lines and proposed closing conditions.

At any time prior to entering into an Offer, the Vendor may request additional information from prospective purchasers. Failure to provide such information on a timely basis may result in the termination of discussions. The Vendor reserves the right to end the sale process in respect of the Properties or to cease discussions with any and all prospective purchasers at any time prior to accepting an Offer, without notice or liability.

Sale Conditions

The Property and any fixtures, chattels and equipment included with the Property are to be purchased on an "as is, where is" basis. There is no warranty, expressed or implied, as to title, description, condition, cost, size, quantity or quality thereof. Any information related to the Property which has been or will be obtained from the Vendor, Colliers or any other person, has been prepared and provided solely for the convenience of the prospective purchaser. The information included herein shall not form part of the terms of an Agreement of the Purchase and Sale, unless otherwise agreed in writing by the Vendor.

Offering Process

Confidentiality

By accepting this CIM, prospective purchasers agree to hold and treat this CIM and its contents in the strictest confidence. Prospective purchasers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Vendor and Colliers. Prospective purchasers will not use or permit this CIM to be used in any manner detrimental to the interests of the Vendor, Colliers or their affiliates or for any other purpose than a proposed purchase of the Property. The recipient of this CIM agrees to provide Colliers with a list of those persons to whom this CIM or any information contained herein is provided. The terms and conditions in this section with respect to confidentiality will relate to all sections of the CIM as if stated independently therein.

Agency

Recipients of this CIM acknowledge that they are principals or investment advisors in connection with the possible acquisition of the Property and agree that they will not look to the Vendor or Colliers, or any of their affiliates for any fees or commissions in connection with the sale of the Property. Prospective purchasers also acknowledge that they have not dealt with any broker regarding the acquisition of the Property.

Property Inspection

In no event shall any prospective purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendor.

This Confidential Information Memorandum ("CIM") is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. This CIM provides selective information relating to certain physical, locational and financial characteristics of the Property. The information on which this CIM is based has been obtained from various sources considered reliable. Neither the Vendor nor Colliers make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and Colliers expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary. If any information relating to the Property in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Vendor or Colliers or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.



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