

Blackstone
Commercial Real Estate Services Inc.

For Sale

1318 9 Avenue SE | Calgary, Alberta

Established & Successful Inglewood Brewery

Video

Inglewood



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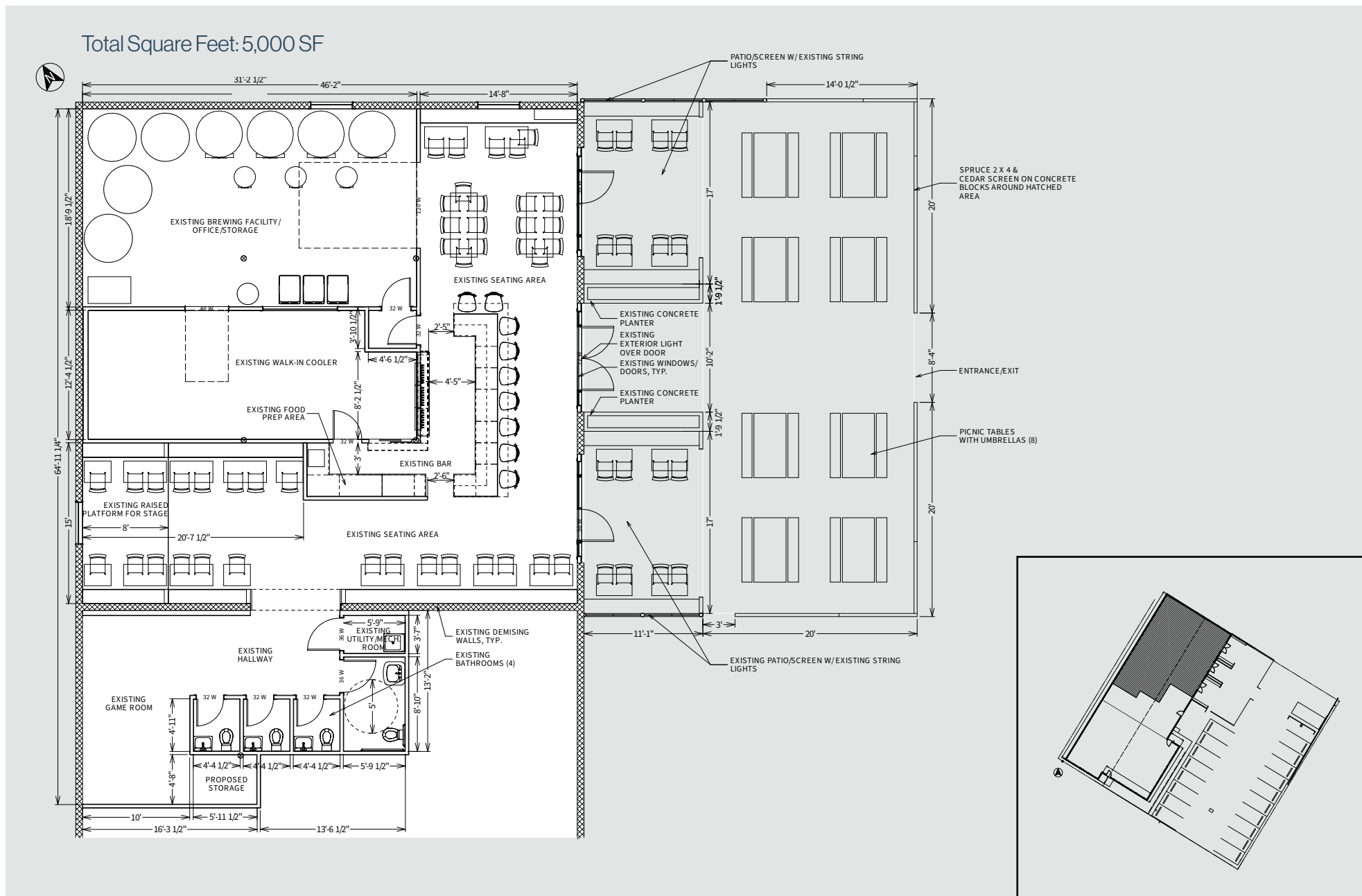
Established	2016
Year Built	1951
Construction	Masonry
Storeys	Single-Storey
Services	<ul style="list-style-type: none"> • Microbrewery • Class 'A' Restaurant • Event Space • Off-sales • Live Music Venue
Asking Price	\$ 775,000
Lease Term	Expires in 2031 - Option to renegotiate rent January 31, 2026 (Certain Lease Conditions Apply)
Op Costs	\$12.00 PSF (Est. 2025)
Option to Renew	1x 10-yr Option
Size	5,000 SF
Net Rent	\$36,000 Net Rent (annum)
Inventory	Approximately \$20,000-\$40,000
Parking	8 Surface Stalls

- **Established Craft Brewery & Taproom** with strong local brand presence and consistent year-over-year growth
- **Annual revenue approx. \$700,000–\$800,000**, with seasonal summer peaks
- **Expanded taproom space during COVID**, resulting in over double capacity and significant revenue jump post-2021
- **Taproom capacity of 226 people**, including licensed patio
- **Approx. 5,000 SF of leased industrial space**—*rare in walkable Inglewood with onsite parking*
- Currently there is a team of 10 employees, along with 3 owner-operators and a full-time brewing/management lead. Key individuals are available to assist during a transition period.
- **Sale includes business name and brand.**



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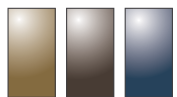
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Location



NEIGHBORHOOD
Inglewood



POPULATION
3KM
69,240



MEDIAN AGE
38.6



HOUSEHOLD INCOME
\$73,771



TRAFFIC COUNT
15,000 VPD | 9 Ave & 12 Street SE

Thank you for your Interest



BlackstoneCommercial.com

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