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2, 4616 6A STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
29225


MLS ID:
A2192196

\$570,000



 **EDDIE LI**
 (403) 460-3888

 **Grand Realty**
 403-460-3888

 2, 4616 6A Street NE, Calgary , Alberta T2E4B5

Transaction Type

For Sale

Days On Market

200

Zoning

I-G

Subdivision

Greenview Industrial Park

Year Built

1978

Structure Type

Industrial

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

1512289

Building Area (Sq. Ft.)

2990.00

Building Area (Sq. M.)

277.78

Inclusions

n/a

Restrictions

None Known

Reports

Condo/Strata Bylaws

Aggressively priced below Units # 1 & 5 in the complex. Bay has 2,248 SF on Main & 742 SF for the Mezzanine – a total of 2,990 SF space per the Condo Plan; Gross Lease on M-T-M term, Tenants paying own electricity --- Condo fee (covers gas / water & sewer) @ \$ 782.63. Building's mechanical design: Utility room (furnace & hot water tank) in Bays 2, 3 & 5 respectively; adjoining units (Bay 1 vs. 2; Bay 4 vs. 3) via share use (with cost splitting for such items' upkeep). Ideal for Owner Operator or Investors. Realtors – please note Private Remarks. [Caution: Commercial loan financing requirements] ** Ceiling Height 19' and power 200 AMP **

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