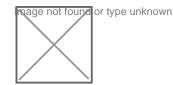




The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **MIXED FOR SALE**

Businesses and Franchises for Sale > Business for Sale



**Location**Calgary, Alberta

Listing ID: 29689

MLS ID: A2200541

\$3,385,000



- △ CHRIS SKOWRON
- **2** (403) 247-5171
- RE/MAX Real Estate (Mountain View)
- **403-247-5171**
- 4605 12 Street NE, Calgary , Alberta T2E 4R3

**Transaction Type** 

For Sale

**Days On Market** 

179

McCall

**Business Type** 

Mixed

1973

Year Built

Zoning

I-G

Property Type

Commercial

Subdivision

**Property Sub Type** 

Industrial

Legal Plan

Mixed Use

Structure Type

1713JK

Building Area (Sq. Ft.)

13669.00

Building Area (Sq. M.)

1269.88

Lot Size (Sq. Ft.)

Ft.) Lot Size (Acres)

0.72

Roof

Flat Torch Membrane

**Heating**Natural Gas

31450

Access to Property

On Major Traffic Route

Inclusions

Garage Door Openers, Stove, Fridge.

All belonging to the building

Restrictions
Call Lister

Reports
Land Survey

Building is located one of the busiest street, building is being operated as flooring business for 25 years, it offers, a tenant with lease for 3 years, combination of retail, warehouse, offices, show room, 2 bathrooms, employees room, with kitchen, reception area, very well kept building, that's been upgraded all thru the years, massive parking lot, 3 loading doors, storage building, Existing Air System, Trench drains & sumps located throughout the warehouse area. Opportunity does not come on the market very often. Nestled in the bustling McCall Industrial Park, this exceptional property stands out as a prime investment opportunity for discerning buyers. The location of this property on a busy street ensures high visibility and accessibility, making it ideal for various business operations. Its versatile layout supports both retail and industrial needs, providing ample space for storage, display, and office work. The well-maintained state of the building, paired with modern upgrades, makes it a turnkey solution for prospective buyers.

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