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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**
 (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

Business Type

Mixed

Zoning

I-G

Subdivision

McCall

Year Built

1973

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

1713JK

Building Area (Sq. Ft.)

13669.00

Building Area (Sq. M.)

1269.88

Lot Size (Sq. Ft.)

31450

Lot Size (Acres)

0.72

Roof

Flat Torch Membrane

Heating

Natural Gas

Access to Property

On Major Traffic Route

InclusionsGarage 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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