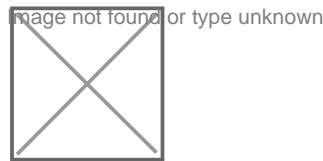


Regional Contact

Bev Thornton 403-627-0244 bev@albertasouthwest.com Visit Website

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.

2, 4616 6A STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location Calgary, Alberta

Listing ID: 34846

MLS ID: A2300425

\$565,000



EDDIE LI (403) 667-3388

Grand Realty 403-460-3888

2, 4616 6A Street NE, Calgary , Alberta T2E 4B5

Transaction Type For Sale	Days On Market 1	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.) 2248.00	Building Area (Sq. M.) 208.84	Inclusions Overhead Heater, Garage Door & 1 Opener
Restrictions None Known	Reports Condo/Strata Bylaws	

Immediate possession - Aggressively priced below the sale price of 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; ** Ceiling Height 19' and power 200 AMP ** Owner pays 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' maintenance + upkeep). Ideal for Owner Operator or Investors. Realtors – please note Private Remarks. [Caution: Commercial loan financing requirements]

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.