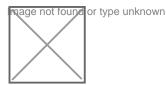


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 2, 4616 6A STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID: 29225

MLS ID: A2192196

\$628,000



<sup>△</sup> 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** 

Zoning I-G

Subdivision

Greenview Industrial Park

Year Built

1978

121

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

Rare find two ADJOINING Bays with built-in Tenants. Bay 2 (MLS # A2192196) has 2,248 SF on Main & 742 SF for the Mezzanine - a total of 2,990 SF space per the Condo Plan; Bay 1 (MLS # A2192195) has 2,263 SF on Main & 720 SF for the Mezzanine - a total of 2,983 SF space per the Condo Plan. Both units with Gross Lease, Tenants paying own electricity --- Bay 2 on M-T-M; and Bay 1 (with exclusive use of the South fenced yard per the Bylaws) has long term Lease. Condo fee (covers gas / water & sewer) for Bay 2: \$ 782.63; and Bay 1: \$ 781.06. 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. Commercial loan financing requires min. 35% down; alternative option: pledging personal property (e.g. take out a lower interest rate residential mortgage) to finance the commercial deal.

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