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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

\$628,000



 **EDDIE LI**
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 Grand Realty
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 2, 4616 6A Street NE, Calgary , Alberta T2E4B5

Transaction Type For Sale	Days On Market 121	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	

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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