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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**  
 (403) 460-3888

 Grand Realty  
 403-460-3888

 2, 4616 6A Street NE, Calgary , Alberta T2E4B5

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 73	<b>Zoning</b> I-G
<b>Subdivision</b> Greenview Industrial Park	<b>Year Built</b> 1978	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 1512289
<b>Building Area (Sq. Ft.)</b> 2990.00	<b>Building Area (Sq. M.)</b> 277.78	<b>Inclusions</b> n/a
<b>Restrictions</b> None Known	<b>Reports</b> 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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