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## 2, 4616 6A STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Calgary, Alberta

Listing ID:

29225 A2192196

MLS ID:

\$570,000



<sup>△</sup> EDDIE LI

**(403) 667-3388** 

■ Grand Realty

**403-460-3888** 

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

**Transaction Type** 

For Sale

**Days On Market** 

Subdivision

Greenview Industrial Park

Year Built

Industrial

Structure Type

Zoning

I-G

**Property Type** 

Commercial

**Property Sub Type** 

Industrial

274

1978

Legal Plan

aı

1512289

Building Area (Sq. Ft.)

2990.00

Building Area (Sq. M.)

277.78

Inclusions

n/a

**Restrictions**None Known

Reports

Condo/Strata Bylaws

Aggressively priced below 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; Gross Lease on M-T-M term, Tenants paying 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' upkeep). Ideal for Owner Operator or Investors. Realtors – please note Private Remarks. [Caution: Commercial loan financing requirements] \*\* Ceiling Height 19' and power 200 AMP \*\*

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