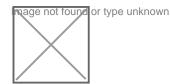


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **MIXED FOR SALE**

Businesses and Franchises for Sale > Business for Sale



**Location**Calgary, Alberta

Listing ID: 29689

MLS ID: A2200541

\$3,385,000



**△** CHRIS SKOWRON

**2** (403) 247-5171

RE/MAX Real Estate (Mountain View)

**403-247-5171** 

4605 12 Street NE, Calgary , Alberta T2E 4R3

**Transaction Type** 

For Sale

**Days On Market** 

26

**Business Type** 

Mixed

Zoning

I-G

Subdivision

McCall

Year Built

1973

**Structure Type** 

Mixed Use

**Property Type** Commercial

**Property Sub Type** 

Retail

Legal Plan

1713JK

Building Area (Sq. Ft.)

Building Area (Sq. M.) 1269.88

Lot Size (Sq. Ft.)

31450

Lot Size (Acres)

13669.00

0.72

Roof

Flat Torch Membrane

Heating Natural Gas **Access to Property** On Major Traffic Route Inclusions

Garage Door Openers, Stove, Fridge.

All belonging to the building

Restrictions Reports Call Lister Land Survey

LAND AND BULDING ARE INCLUDED Building is located one of the busiest street, building is being operated as flooring business for 25 years, it offers, a tenant with lease for 3 years, combination of retail, warehouse, offices, show room, 2 bathrooms, employees room, with kitchen, reception area, very well kept building, that's been upgraded all thru the years, massive parking lot , 3 loading doors, storage building, Existing Air System, Trench drains & sumps located throughout the warehouse area, Environmental 2012 report available . Opportunity does not come on the market very often.

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.