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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**
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 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.) 13669.00	Building Area (Sq. M.) 1269.88
Lot Size (Sq. Ft.) 31450	Lot Size (Acres) 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 Call Lister	Reports 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.

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