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2, 4616 6A STREET NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
34846

MLS ID:
A2300425

\$565,000



 **EDDIE LI**
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 2, 4616 6A Street NE, Calgary , Alberta T2E 4B5

Transaction Type For Sale	Days On Market 15	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.) 2248.00	Building Area (Sq. M.) 208.84	Inclusions Overhead Heater, Garage Door & 1 Opener
Restrictions None Known	Reports Condo/Strata Bylaws	

Immediate possession - Aggressively priced below the sale price of 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; ** Ceiling Height 19' and power 200 AMP ** Owner pays 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' maintenance + upkeep). Ideal for Owner Operator or Investors. For 1st hand info on your specific Use vs. relying on hearsay - please feel free to call City Planning Dept., or verify from the Condo Manager (Bylaws in Listing Supplement). Two parking stalls @ Store Front - one on gravel, the other on concrete pad. Realtors – please note Private Remarks.

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