

\$570,000 - 2, 4616 6a Street Ne, Calgary

MLS® #A2192196

\$570,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Greenview Industrial Park, Calgary, Alberta

Aggressively priced below Units # 1 & 5 in the complex. Bay has 2,248 SF on Main & 742 SF for the Mezzanine â€” 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. Buildingâ€™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 itemsâ€™ upkeep). Ideal for Owner Operator or Investors. Realtors â€” please note Private Remarks. [Caution: Commercial loan financing requirements] ** Ceiling Height 19' and power 200 AMP **

Built in 1978

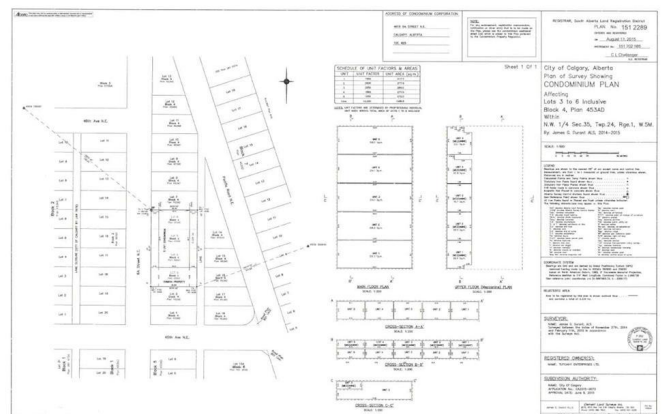


Essential Information

| | |
|------------|------------|
| MLS® # | A2192196 |
| Price | \$570,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1978 |
| Type | Commercial |
| Sub-Type | Industrial |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 2, 4616 6a Street Ne |
| Subdivision | Greenview Industrial Park |



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|-------------|---------|
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E4B5 |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 4th, 2025 |
| Days on Market | 212 |
| Zoning | I-G |

Listing Details

| | |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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