



2, 4616 6A Street NE
Calgary, Alberta

MLS # A2300425



\$565,000

Division: Greenview Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,248 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Overhead Heater, Garage Door & 1 Opener

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.