


2, 4616 6A Street NE

Calgary, Alberta

MLS # A2192196



\$570,000



Division:	Greenview Industrial Park		
Type:	Industrial		
Bus. Type:	-		
Sale/Lease:	For Sale		
Bldg. Name:	-		
Bus. Name:	-		
Size:	2,990 sq.ft.		
Zoning:	I-G		
Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	n/a		

Aggressively priced below 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; Gross Lease on M-T-M term, Tenants paying 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’s upkeep). Ideal for Owner Operator or Investors. Realtors & please note Private Remarks. [Caution: Commercial loan financing requirements] ** Ceiling Height 19’ and power 200 AMP **