# \$644,000 - 1, 4616 6a Street Ne, Calgary

MLS® #A2192195

### \$644,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Greenview Industrial Park, Calgary, Alberta

Rare find two ADJOINING Bays with built-in Tenants. Bay 1 (MLS # A2192195) has 2,263 SF on Main & 720 SF for the Mezzanine â€" a total of 2,983 SF space per the Condo Plan; Bay 2 (MLS # A2192196) has 2,248 SF on Main & 742 SF for the Mezzanine â€" a total of 2,990 SF space per the Condo Plan. Both units with Gross Lease, Tenants paying own electricity --- Bay 1 (with exclusive use of the South fenced yard per the Bylaws) has long term Lease; and Bay 2 on M-T-M. Condo fee (covers gas / water & sewer) for Bay 1: \$ 781.06 and \$ 782.63 for Bay 2. 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' upkeep). Ideal for Owner Operator or Investors. Realtors â€" please note Private Remarks. Commercial loan financing requires min. 35% down; alternative option: pledging personal property (e.g. take out a lower interest rate residential mortgage) to finance the commercial deal.

Built in 1978

#### **Essential Information**

MLS® # A2192195 Price \$644,000

Bathrooms 0.00 Acres 0.00







Year Built 1978

Type Commercial

Sub-Type Industrial

Status Active

## **Community Information**

Address 1, 4616 6a Street Ne

Subdivision Greenview Industrial Park

City Calgary
County Calgary
Province Alberta
Postal Code T2E4B5

#### **Additional Information**

Date Listed February 4th, 2025

Days on Market 110
Zoning I-G

## **Listing Details**

Listing Office Grand Realty

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