

\$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. 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. 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	111
Zoning	I-G

Listing Details

Listing Office	Grand Realty
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