# \$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. 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. [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

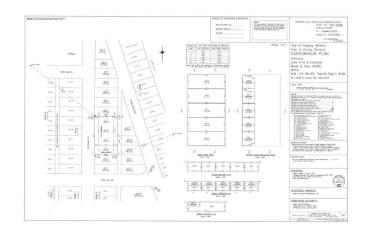
Sub-Type Industrial

Status Active

## **Community Information**

Address 2, 4616 6a Street Ne

Subdivision Greenview Industrial Park



City Calgary
County Calgary
Province Alberta
Postal Code T2E4B5

## **Additional Information**

Date Listed February 4th, 2025

Days on Market 274
Zoning I-G

## **Listing Details**

Listing Office Grand Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.