

# \$4,200,000 - 4404 12 Street Ne, Calgary

MLS® #A2240242

**\$4,200,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.48 Acres

McCall, Calgary, Alberta

RARE MIXED-USE CORNER SITE in McCall  
NE â€“ Income-Producing & Loaded with  
Potential!

Unlock an exceptional investment in  
Calgaryâ€™s McCall districtâ€” Two  
standalone buildings, strategically located with  
HIGH EXPOSURE frontage on 12 ST and 44  
Avenue NE.

Buildings  
encompass over 18,000sq ft. across 10  
adaptable units, this property blends ,SCALE,  
LOCATION, and proven CASH FLOW!.

MASSIVE  
1.48 ACRE LOT â€“ Plenty of PAVED  
PARKING, spacious loading areas, and 10 ft  
overhead doors support industrial, retail, or  
hybrid use.

TURN-KEY INCOME â€“ Currently generating  
\$358,000 GROSS INCOME / approx.  
\$215,000 NET INCOME annually, with  
one-year lease terms in place, and several  
long-term tenants, providing stability and  
upside.

ASSET VALUEâ€” Brick and Concrete  
construction. MEMBRANE ROOF upgrade on  
the 4404 12 ST building (2022), 1303 44 Ave  
building roof upgrade completed in 2012 -  
adds peace of mind and longevity.

IDEALLY LOCATED - easy  
access to Mcknight Boulevard and Deerfoot  
Trail.



Zoned for flexibility, it's ideal for industrial owner-users, developers, or portfolio builders seeking reliable returns and future growth.

This is more than a purchase—it's a strategic move. Whether you're expanding your holdings or possibly anchoring your business, this site delivers visibility, versatility, and stability.  
Offered for sale. Viewings by appointment only—make yours today.

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Built in 1973

**Essential Information**

MLS® #	A2240242
Price	\$4,200,000
Bathrooms	0.00
Acres	1.48
Year Built	1973
Type	Commercial
Sub-Type	Mixed Use
Status	Active

**Community Information**

Address	4404 12 Street Ne
Subdivision	McCall
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 6K9

**Interior**

Heating	Forced Air, Natural Gas
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**Exterior**

Lot Description	Corner Lot, Street Lighting, Paved, See Remarks
Roof	Membrane

Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete, Slab

**Additional Information**

Date Listed	August 4th, 2025
Days on Market	1
Zoning	I-G

**Listing Details**

Listing Office	MaxWell Canyon Creek
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