

\$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 – 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 – 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 – 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

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|-----------|-----------|
| 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 | 36 |
| Zoning | I-G |

Listing Details

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|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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