

# \$3,385,000 - 4605 12 Street Ne, Calgary

MLS® #A2200541

**\$3,385,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.72 Acres

McCall, Calgary, Alberta

## LAND AND BUILDING ARE INCLUDED

Building is located one of the busiest street , building is being operated as flooring business for 25 years , it offers , a tenant with lease for 3 years , combination of retail, warehouse , offices , show room , 2 bathrooms , employees room , with kitchen , reception area , very well kept building , that's been upgraded all thru the years , massive parking lot , 3 loading doors , storage building , Existing Air System , Trench drains & sumps located throughout the warehouse area , Environmental 2012 report available . Opportunity does not come on the market very often.

Built in 1973

## Essential Information

MLS® #	A2200541
Price	\$3,385,000
Bathrooms	0.00
Acres	0.72
Year Built	1973
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	4605 12 Street Ne
Subdivision	McCall
City	Calgary



County	Calgary
Province	Alberta
Postal Code	T2E 4R3

### **Amenities**

Parking Spaces	30
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### **Interior**

Heating	Natural Gas
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### **Exterior**

Roof	Flat Torch Membrane
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### **Additional Information**

Date Listed	March 8th, 2025
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Days on Market	51
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Zoning	I-G
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### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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