



GRASSROOTS
REALTY GROUP

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1, 4616 6A Street NE
Calgary, Alberta

MLS # A2192195



\$644,000

Division: Greenvue Industrial Park

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,983 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: n/a

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.