



**GRASSROOTS**  
REALTY GROUP

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**4605 12 Street NE**  
**Calgary, Alberta**

**MLS # A2200541**



**\$3,385,000**

**Division:** McCall  
**Type:** Industrial  
**Bus. Type:** Mixed  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 13,669 sq.ft.  
**Zoning:** I-G

**Heating:** Natural Gas

**Floors:** -

**Roof:** Flat Torch Membrane

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** Garage Door Openers , Stove , Fridge . All belonging to the building

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.72 Acre

**Lot Feat:** -

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 . Opportunity does not come on the market very often.

Nestled in the bustling McCall Industrial Park, this exceptional property stands out as a prime investment opportunity for discerning buyers. The location of this property on a busy street ensures high visibility and accessibility, making it ideal for various business operations. Its versatile layout supports both retail and industrial needs, providing ample space for storage, display, and office work. The well-maintained state of the building, paired with modern upgrades, makes it a turnkey solution for prospective buyers.