



GRASSROOTS
REALTY GROUP

1-833-477-6687

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4605 12 Street NE
Calgary, Alberta

MLS # A2200541



\$3,385,000

Division: McCall

Type: Retail

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: -

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.72 Acre

Lot Feat: -

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

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.