

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

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** Flat Torch Membrane

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 0.72 Acre

**Sewer:** -

**Lot Feat:** -

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

LAND AND BULDING 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.