

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: -

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: -

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.