\$3,385,000 - 4605 12 Street Ne, Calgary

MLS® #A2200541

\$3,385,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.72 Acres

McCall, Calgary, Alberta

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.



Essential Information

MLS® # A2200541 Price \$3,385,000

Bathrooms 0.00







Acres 0.72 Year Built 1973

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Type Commercial

Status Active

Community Information

Address 4605 12 Street Ne

Industrial

Subdivision McCall
City Calgary

County Calgary

Province Alberta

Postal Code T2E 4R3

Amenities

Sub-Type

Parking Spaces 30

Interior

Heating Natural Gas

Exterior

Roof Flat Torch Membrane

Additional Information

Date Listed March 8th, 2025

Days on Market 237
Zoning I-G

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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