

# \$628,000 - 2, 4616 6a Street Ne, Calgary

MLS® #A2192196

**\$628,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

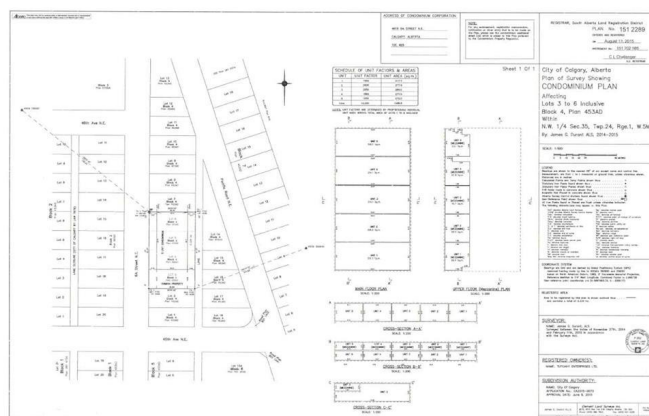
Greenview Industrial Park, Calgary, Alberta

Rare find two ADJOINING Bays with built-in Tenants. Bay 2 (MLS # A2192196) has 2,248 SF on Main & 742 SF for the Mezzanine – a total of 2,990 SF space per the Condo Plan; Bay 1 (MLS # A2192195) has 2,263 SF on Main & 720 SF for the Mezzanine – a total of 2,983 SF space per the Condo Plan. Both units with Gross Lease, Tenants paying own electricity --- Bay 2 on M-T-M; and Bay 1 (with exclusive use of the South fenced yard per the Bylaws) has long term Lease. Condo fee (covers gas / water & sewer) for Bay 2: \$ 782.63; and Bay 1: \$ 781.06. Building’s mechanical design: Utility room (furnace & hot water tank) in Bays 2, 3 & 5 respectively; adjoining units (Bay 1 vs. 2; Bay 4 vs. 3) via share use (with cost splitting for such items’ upkeep). Ideal for Owner Operator or Investors. Realtors – please note Private Remarks. Commercial loan financing requires min. 35% down; alternative option: pledging personal property (e.g. take out a lower interest rate residential mortgage) to finance the commercial deal.

Built in 1978

## Essential Information

MLS® #	A2192196
Price	\$628,000
Bathrooms	0.00
Acres	0.00



Year Built	1978
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	2, 4616 6a Street Ne
Subdivision	Greenview Industrial Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E4B5

### **Additional Information**

Date Listed	February 4th, 2025
Days on Market	64
Zoning	I-G

### **Listing Details**

Listing Office	Grand Realty
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