



2, 4616 6A Street NE, Calgary, Alberta - \$570,000



Main Photo

Property Description

Aggressively priced below Units # 1 & 5 in the complex. Bay has 2,248 SF on Main & 742 SF for the Mezzanine – a total of 2,990 SF space per the Condo Plan; Gross Lease on M-T-M term, Tenants paying own electricity --- Condo fee (covers gas / water & sewer) @ \$ 782.63. 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. [Caution: Commercial loan financing requirements] ** Ceiling Height 19' and power 200 AMP **



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