



## 4404 12 Street NE, Calgary, Alberta - \$4,200,000



Main Photo

### Property Description

**RARE MIXED-USE CORNER SITE** in McCall NE – Income-Producing & Loaded with Potential!

Unlock an exceptional investment in Calgary's McCall district— Two standalone buildings, strategically located with **HIGH EXPOSURE** frontage on 12 ST and 44 Avenue NE. **TWO BUILDINGS** encompass over 18,000sq ft. across 10 adaptable units, this property blends **SCALE, LOCATION,** and proven **CASH FLOW!**. **MASSIVE 1.48 ACRE LOT** – Plenty of **PAVED PARKING**, spacious loading areas, and 10 ft overhead doors support industrial, retail, or hybrid use.

**TURN-KEY INCOME** – Currently generating \$358,000 **GROSS INCOME** / approx. \$215,000 **NET INCOME** annually, with one-year lease terms in place, and several long-term tenants, providing stability and upside.



ASSET VALUE- Brick and Concrete construction. MEMBRANE ROOF upgrade on the 4404 12 ST building (2022), 1303 44 Ave building roof upgrade completed in 2012 - adds peace of mind and longevity. IDEALLY LOCATED - easy access to Mcknight Boulevard and Deerfoot Trail.

Zoned for flexibility, it's ideal for industrial owner-users, developers, or portfolio builders seeking reliable returns and future growth.

This is more than a purchase—it's a strategic move. Whether you're expanding your holdings or possibly anchoring your business, this site delivers visibility, versatility, and stability.

Offered for sale. Viewings by appointment only—make yours today.

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## REALTOR Referral

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*Courtesy Of: MaxWell Canyon Creek*



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