

# \$598,000 - 2, 4616 6a Street Ne, Calgary

MLS® #A2192196

**\$598,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Greenview Industrial Park, Calgary, Alberta

Aggressively priced below Units # 1 & 5 in the complex. Bay has 2,248 SF on Main & 742 SF for the Mezzanine â€” 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. Buildingâ€™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 itemsâ€™ upkeep). Ideal for Owner Operator or Investors. Realtors â€” please note Private Remarks. [Caution: Commercial loan financing requirements] \*\* Ceiling Height 19' and power 200 AMP \*\*

Built in 1978

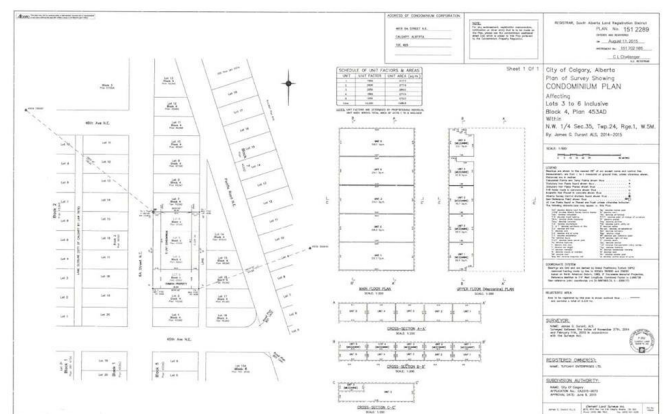


## Essential Information

MLS® #	A2192196
Price	\$598,000
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	155
Zoning	I-G

### **Listing Details**

Listing Office	Grand Realty
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