

# \$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.

Built in 1973

## Essential Information

MLS® #	A2200541
Price	\$3,385,000
Bathrooms	0.00



Acres	0.72
Year Built	1973
Type	Commercial
Sub-Type	Industrial
Status	Active

### **Community Information**

Address	4605 12 Street Ne
Subdivision	McCall
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4R3

### **Amenities**

Parking Spaces	30
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### **Interior**

Heating	Natural Gas
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### **Exterior**

Roof	Flat Torch Membrane
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### **Additional Information**

Date Listed	March 8th, 2025
Days on Market	185
Zoning	I-G

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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