

# \$644,000 - 1, 4616 6a Street Ne, Calgary

MLS® #A2192195

**\$644,000**

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 1 (MLS # A2192195) has 2,263 SF on Main & 720 SF for the Mezzanine â€” a total of 2,983 SF space per the Condo Plan; Bay 2 (MLS # A2192196) has 2,248 SF on Main & 742 SF for the Mezzanine â€” a total of 2,990 SF space per the Condo Plan. Both units with Gross Lease, Tenants paying own electricity --- Bay 1 (with exclusive use of the South fenced yard per the Bylaws) has long term Lease; and Bay 2 on M-T-M. Condo fee (covers gas / water & sewer) for Bay 1: \$ 781.06 and \$ 782.63 for Bay 2. 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. 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® #    | A2192195  |
| Price     | \$644,000 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |



|            |            |
|------------|------------|
| Year Built | 1978       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 1, 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 | 89                 |
| Zoning         | I-G                |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.