

\$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

LAND AND BUILDING ARE INCLUDED

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 , Environmental 2012 report available . Opportunity does not come on the market very often.

Built in 1973

Essential Information

MLS® #	A2200541
Price	\$3,385,000
Bathrooms	0.00
Acres	0.72
Year Built	1973
Type	Commercial
Sub-Type	Retail
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
----------------	----

Interior

Heating	Natural Gas
---------	-------------

Exterior

Roof	Flat Torch Membrane
------	---------------------

Additional Information

Date Listed	March 8th, 2025
-------------	-----------------

Days on Market	58
----------------	----

Zoning	I-G
--------	-----

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

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.