

# \$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 |
|----------------|----|

### Interior

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

### Exterior

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 8th, 2025 |
| Days on Market | 198             |
| Zoning         | I-G             |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.