



4616 6A Street Calgary Alberta

\$598,000

Rare find two ADJOINING Bays with built-in Tenants. Bay 2 (MLS # A2192196) has 2,248 SF on Main & 742 SF for the Mezzanine - a total of 2,990 SF space per the Condo Plan; Bay 1 (MLS # A2192195) has 2,263 SF on Main & 720 SF for the Mezzanine - a total of 2,983 SF space per the Condo Plan. Both units with Gross Lease, Tenants paying own electricity --- Bay 2 on M-T-M; and Bay 1 (with exclusive use of the South fenced yard per the Bylaws) has long term Lease. Condo fee (covers gas / water & sewer) for Bay 2: \$ 782.63; and Bay 1: \$ 781.06. Building'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 items' upkeep). Ideal for Owner Operator or Investors. Realtors - 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. (id:6769)

Listing Presented By:



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