

\$3,400,000 - 4632 1st Street Se, Calgary

MLS® #A2101648

\$3,400,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Manchester Industrial, Calgary, Alberta

This property offers an opportunity for an investor, and/or an owner/user; Centrally located near Blackfoot Trail, MacLeod Trail, Memorial Drive, Glenmore Trail, and Downtown Calgary; Calgary's industrial vacancy rate is at a historic low and industrial real estate has proven to be a resilient asset class; Tenant 1 (LMent Stone) is the landlord/owner of the subject property; LMent Stone can either remain in premises as a tenant or can vacate to accommodate the incoming owner/user. This property generates good Net Income from 5 tenants.

Built in 1953

Essential Information

MLS® #	A2101648
Price	\$3,400,000
Sold Price	\$3,350,000
Bathrooms	0.00
Acres	0.00
Year Built	1953
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	4632 1st Street Se
Subdivision	Manchester Industrial
City	Calgary



County	Calgary
Province	Alberta
Postal Code	T2G 2L3

Additional Information

Date Listed	January 15th, 2024
Date Sold	June 27th, 2024
Days on Market	163
Zoning	I-B
HOA Fees	0.00

Listing Details

Listing Office	CDN Global Advisors Ltd.
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