

4404 12 Street NE
Calgary, Alberta

MLS # A2240242



\$4,200,000

Division:	McCall
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	18,425 sq.ft.
Zoning:	I-G

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Membrane	Utilities:	-
Exterior:	Brick, Concrete, Stucco	Parking:	-
Water:	-	Lot Size:	1.48 Acres
Sewer:	-	Lot Feat:	Corner Lot, Paved, See Remarks, Street Lighting
Inclusions:	N/A		

RARE MIXED-USE CORNER SITE in McCall NE – Income-Producing & Loaded with Potential! Unlock an exceptional investment in Calgary's McCall district— Two standalone buildings, strategically located with HIGH EXPOSURE frontage on 12 ST and 44 Avenue NE.

TWO BUILDINGS encompass over 18,000sq ft. across 10 adaptable units, this property blends SCALE, LOCATION, and proven CASH FLOW! MASSIVE 1.48 ACRE LOT –

Plenty of PAVED PARKING, spacious loading areas, and 10 ft overhead doors support industrial, retail, or hybrid use. TURN-KEY INCOME – Currently generating \$358,000 GROSS INCOME / approx. \$215,000 NET INCOME annually, with one-year lease terms in place, and several long-term tenants, providing stability and upside. ASSET VALUE– Brick and Concrete construction. MEMBRANE ROOF upgrade on the 4404 12 ST building (2022), 1303 44 Ave building roof upgrade completed in 2012 - adds peace of mind and longevity. IDEALLY LOCATED - easy

access to Mcknight Boulevard and Deerfoot Trail. Zoned for flexibility, it's ideal for industrial owner-users, developers, or portfolio builders seeking reliable returns and future growth.

This is more than a purchase—it's a strategic move. Whether you're expanding your holdings or possibly anchoring your business, this site delivers visibility, versatility, and stability. Offered for sale. Viewings by appointment only—make yours today.