

# \$2,690,000 - 4202, 16 Street Street Se, Calgary

MLS® #A2186068

**\$2,690,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Alyth/Bonnybrook, Calgary, Alberta

This is a centrally located free standing building on a 0.60 Acre corner lot in Alyth/Bonneybrook. The Subject Property is 11,007 rentable square feet. Features include heavy power, 1 drive-through bay with sump, 2 drive-in loading doors, & an exterior dock platform at rear of property. The building has a make-up air unit. New LED lighting throughout warehouse/shop space. Close proximity to Blackfoot Trail, Ogden Road, & Deerfoot Trail. Property is available for sale or lease. On a Lease basis, the property is available at a Base Rent starting at \$15.00 PSF.

Built in 1991

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2186068    |
| Price      | \$2,690,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1991        |
| Type       | Commercial  |
| Sub-Type   | Industrial  |
| Status     | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4202, 16 Street Street Se |
| Subdivision | Alyth/Bonnybrook          |
| City        | Calgary                   |



|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2G 3S3 |

### **Amenities**

|           |   |
|-----------|---|
| Utilities | Cable Available, Electricity Connected, Natural Gas Available, Phone Available, Sewer Connected, Underground Utilities, Water Available |
|-----------|---|

### **Interior**

|         |   |
|---------|---|
| Heating | Forced Air, Natural Gas, Make-up Air, Overhead Heater(s), Radiant |
|---------|---|

### **Exterior**

|                 |                           |
|-----------------|---------------------------|
| Lot Description | Corner Lot                |
| Roof            | Metal                     |
| Construction    | Metal Frame, Metal Siding |
| Foundation      | Poured Concrete, Slab     |

### **Additional Information**

|                |                          |
|----------------|--------------------------|
| Date Listed    | January 7th, 2025        |
| Days on Market | 115                      |
| Zoning         | Industrial Redevelopment |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | CDN Global Advisors Ltd. |
|----------------|--------------------------|

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