

Two Buildings FOR SALE! 4412 - 4420 Blackfoot Trail SE 18,000 Sq. Ft. of Buildings on 1.97 Acres

Major Price Reduction!

Rare Opportunity for Investor or Future Owner User

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4412 & 4420 Blackfoot Trail SE Calgary, AB



*All lines are approximate

4412 Blackfoot Trail SE: 6,000 Sq. Ft. Leased to: Vancouver Auto Liquidation Centre Ltd.

4420 Blackfoot Trail SE: 12,000 Sq. Ft. Leased to: City Wide Radiator Ltd.

Total Buildings: 18,000 Sq. Ft.

Land: 1.97 Acres

*Pattison Outdoor leased land for Pylon sign - Expires 08/31/2023

*4412 and 4420 Leases expire April 30, 2025 - no option to renew.

Net Income: \$300,500 per year with escalations May 1, 2023 to \$336,500

Zoning: I-C

Environmental: 2017 Pinchin ESA Phase I and II available

Legal Description: Plan 8278GW Block 3

LINC #: 0033858465

Year Built: 1961

Tax: \$62,879.32 (2023)

Sale Price: ~~\$5,900,000.00~~ \$5,600,000.00

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