

4914 - 6th Street NE & 712 McKnight Boulevard NE, Calgary, AB

Freestanding building for sale with **prime exposure**

Rare opportunity to acquire a ±20,140 square foot building on ±4.03 acres of land with direct frontage to McKnight Boulevard NE, which sees upward of 51,000 vehicles per day.

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Colliers

Property Overview

District	Beaverdam
Zoning	I-C, Industrial Commercial
Year Built	1956
Site Size	±4.03 Acres
Total Available Area	±20,140 SF
Shop	±15,784 SF
Office	±4,356 SF (Over Two Floors)
Ceiling Height	18' Clear (TBV)
Lighting	T5HO
Power	400 Amp (TBV)
Loading	3 Drive-In Doors
Make-Up Air	TBV
Taxes	\$70,639.39 (est. 2023)
Available	Immediately

Highlights

- Future redevelopment opportunity allowing a building size of up to ±175,547 square feet, to a maximum height of 39'
- Rare and sought-after I-C zoning designation allowing for a broad range of office, light industrial, retail and recreational uses
- Partially secured site with fenced yard area



Amenities & Location



Subject property

4914 - 6th Street NE & 712 McKnight Boulevard NE is a highly accessible site, located minutes away from Deerfoot Trail and nestled in the community of Thorncliffe (population 8,760). Over 51,000 vehicles pass by this section of McKnight Boulevard every day, which is surrounded by nearby amenities such as A&W, Denny's, 7-Eleven, Shell, and Esso.

- Highly visible location with direct exposure to McKnight Boulevard NE
- 11 minutes to Downtown Calgary and 15 minutes to the Calgary International Airport
- Nearby communities include Highland Park, North Haven, and Huntington Hills
- 2 minute walk to the 4th Street bus stop (route 5)



Restaurant



Grocery



Bank



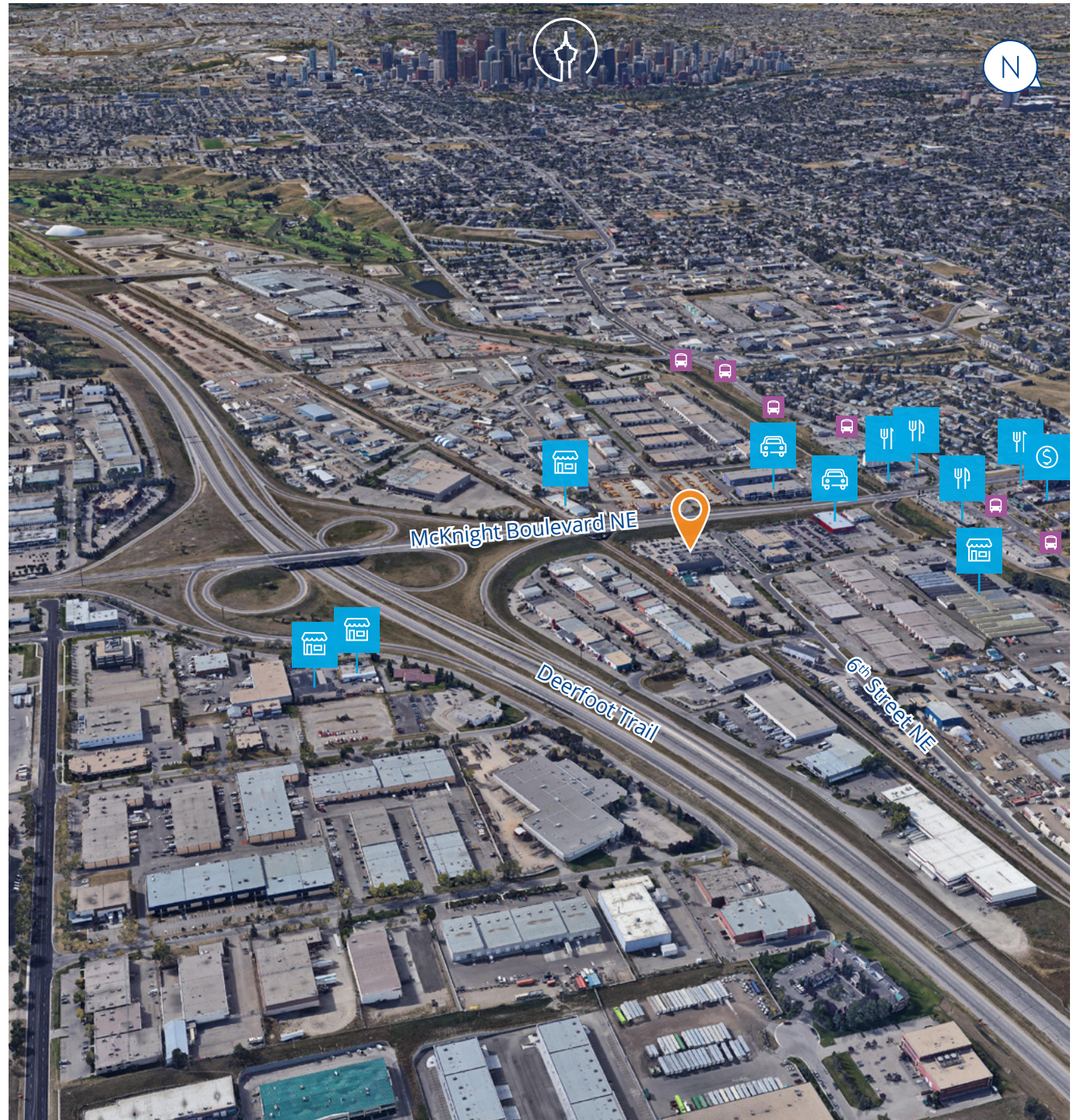
Gas or Service Station

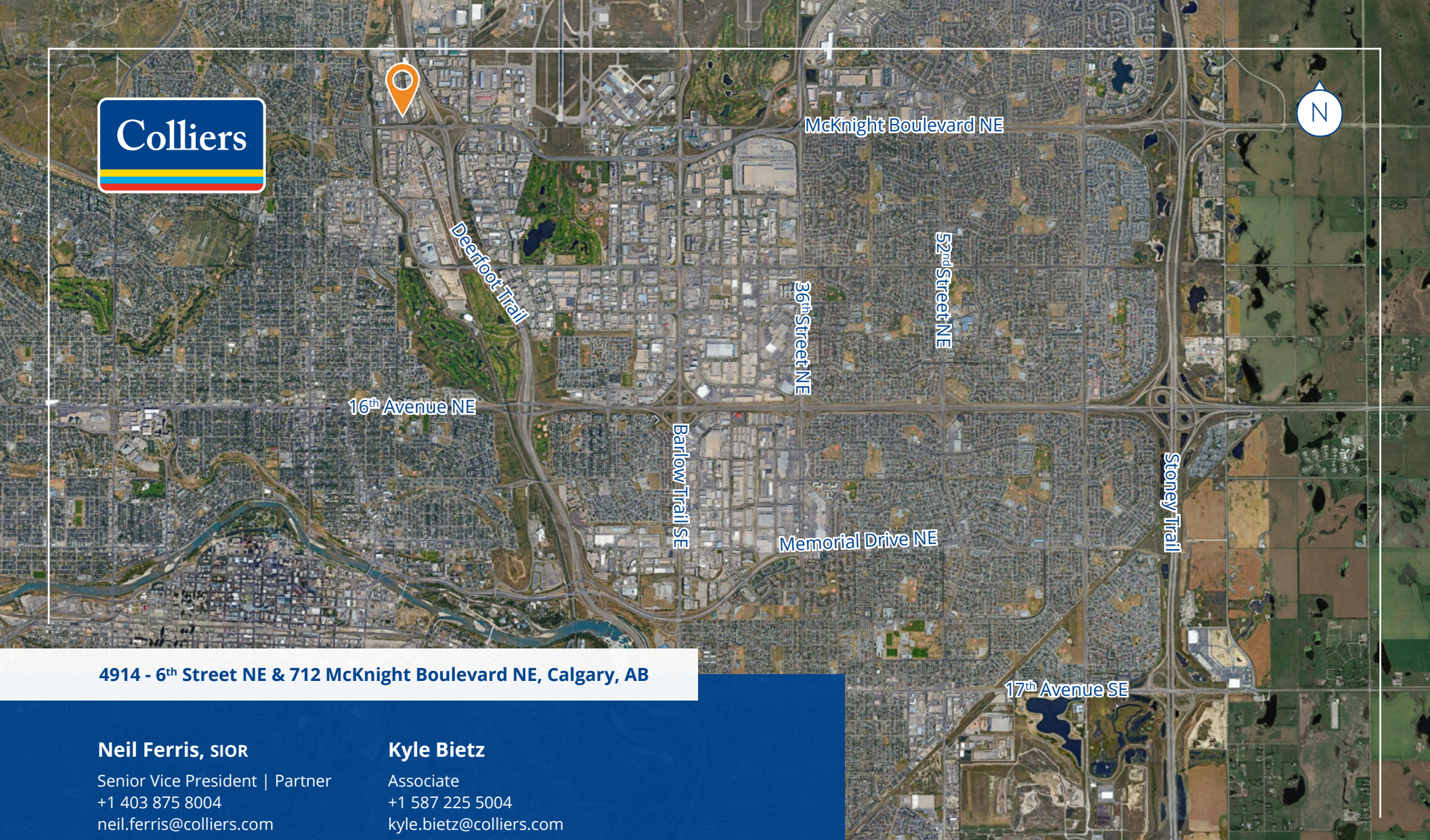


Retail



Bus Stop





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