

# \$4,200,000 - 4404 12 Street Ne, Calgary

MLS® #A2240242

**\$4,200,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.48 Acres

McCall, Calgary, Alberta

RARE MIXED-USE CORNER SITE in McCall NE â€“ Income-Producing & Loaded with Potential!

Unlock an exceptional investment in Calgaryâ€™s McCall districtâ€” 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 â€“ Plenty of PAVED PARKING, spacious loading areas, and 10 ft overhead doors support industrial, retail, or hybrid use.

TURN-KEY INCOME â€“ 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 VALUEâ€” 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.

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Built in 1973

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2240242    |
| Price      | \$4,200,000 |
| Bathrooms  | 0.00        |
| Acres      | 1.48        |
| Year Built | 1973        |
| Type       | Commercial  |
| Sub-Type   | Mixed Use   |
| Status     | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 4404 12 Street Ne |
| Subdivision | McCall            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2E 6K9           |

**Interior**

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

**Exterior**

|                 |                                                 |
|-----------------|-------------------------------------------------|
| Lot Description | Corner Lot, Paved, See Remarks, Street Lighting |
| Roof            | Membrane                                        |

|              |                         |
|--------------|-------------------------|
| Construction | Brick, Concrete, Stucco |
| Foundation   | Poured Concrete, Slab   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 17               |
| Zoning         | I-G              |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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