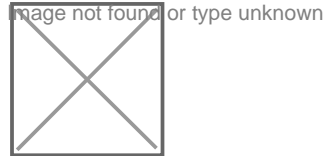


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

108, 3208 8 AVENUE NE FOR SALE



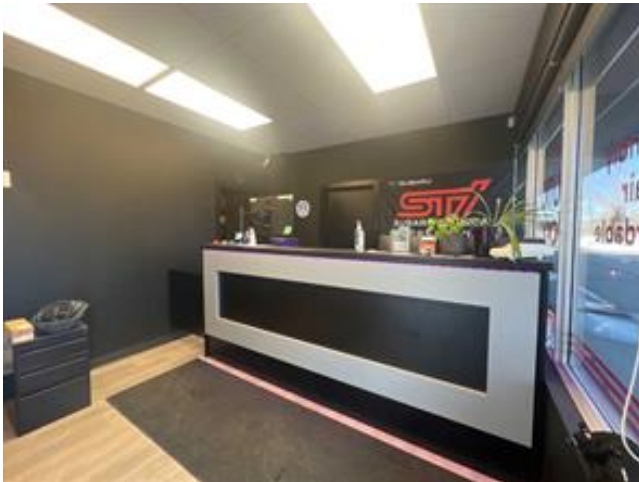
Commercial Real Estate > Commercial Property for Sale


Location
Calgary, Alberta



Listing ID:
24859


MLS ID:
A2119231

\$649,900



 **JIM HUYNH**
 (403) 291-4440

 CIR Realty
 403-291-4440

 108, 3208 8 Avenue NE, Calgary , Alberta T2A 7V8

Transaction Type For Sale	Title Fee Simple	Days On Market 142
Zoning I-G	Subdivision Franklin	Building Type Mixed Use,Retail,See Remarks
Year Built 1995	Structure Type Five Plus	Property Type Commercial
Property Sub Type Retail	Legal Plan 9512993	Building Area (Sq. Ft.) 21527.82
Building Area (Sq. M.) 1999.98	Inclusions All mechanical equipments	Restrictions Call Lister
Reports		
Title		

This is a great opportunity for investors and or owner-operators. The property is currently leased out to a mechanic shop tenant till Oct 2028 plus 5 year renewal option. All mechanical equipment belongs to the tenant. Great tenant & may want to stay a longer term. This promise consists of 2 bays back to back for a total of 2000sf ground level. plus over 300sf of mezzanine for additional storage space.. 1 2pce washroom. 1 drive-through door & 2 man doors (1 for the front & the other man door from the back entrance. 3 parking at the front and 3 parking at the rear. Buy must take over the existing tenancy, which can be a quick possession.

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