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110, 3208 8 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta



Listing ID:
25700


MLS ID:
A2140472

\$299,000



 **ROBERT VANOVERMEIRE**
 (403) 775-6950

 Coldwell Banker Mountain Central
 403-775-6950

 110, 3208 8 Avenue NE, Calgary , Alberta T2A 7V8

Transaction Type For Sale	Days On Market 79	Zoning I-G
Subdivision Franklin	Building Type Condo Complex,Walk-up	Year Built 1995
Structure Type Warehouse	Property Type Commercial	Property Sub Type Industrial
Legal Plan 9512993	Building Area (Sq. Ft.) 1301.00	Building Area (Sq. M.) 120.87
Parking 3	Construction Type Stucco	Commercial Amenities Mezzanine,See Remarks,Storage,Storefront
Access to Property Direct Access,Public,Public Transportation Nearby	Inclusions n/a	Restrictions None Known
Reports Floor Plans,Title		

This versatile commercial unit, located near 16 Ave NE, 36 Street NE, and Memorial Drive, offers a practical and adaptable space that can accommodate a variety of business needs. The 1000 sqft main floor features 2 glass front entrances to the unit, a back area with a bathroom and storage, while the 301 sqft mezzanine area provides additional customizable space, perfect for storage, an office, meeting space, or more. Included are three assigned parking stalls along with additional parking for customers, which is a bonus in a busy area. The surrounding business park is home to a mix of companies and services, and you're close to big names such as Canadian Tire and Home Depot, not to mention the convenience of the nearby train station and mall. This space has great potential for someone looking to start or move their business to a central location with plenty of customer access. Whether you envision a high-end boutique, a bustling office space, or a niche service hub, the possibilities are endless. Start turning your business dreams into reality, and book a showing today!

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