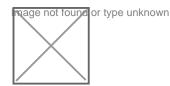


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

110, 3208 8 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 25700

MLS ID: A2140472

\$299,000



A ROBERT VANOVERMEIRE

(403) 775-6950

Coldwell Banker Mountain Central

403-775-6950

rM1

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

Transaction Type

For Sale

Subdivision

Franklin

Structure Type

Warehouse

Legal Plan

9512993

Parking

3

Access to Property

Direct Access, Public, Public Transportation Nearby

Reports

Floor Plans, Title

Days On Market

79

Building Type

Condo Complex, Walk-up

Property Type

Commercial

Building Area (Sq. Ft.)

1301.00

Construction Type

Stucco

Inclusions

n/a

Zoning

I-G

Year Built

1995

Property Sub Type

Industrial

Building Area (Sq. M.)

120.87

Commercial Amenities

Mezzanine, See

Remarks, Storage, Storefront

Restrictions

None Known

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!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.