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108 & 107, 3208 8 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Calgary, Alberta



Listing ID:
29291


MLS ID:
A2193169

\$649,900



 **JIM HUYNH**
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 **CIR Realty**
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108 & 107, 3208 8 Avenue NE, Calgary , Alberta T2A 7V8

Transaction Type For Sale	Title Fee Simple	Days On Market 217
Zoning I-G	Subdivision Franklin	Building Type Commercial Mix
Year Built 1995	Structure Type Five Plus	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 9512993;1Q	Building Area (Sq. Ft.) 1926.00
Building Area (Sq. M.) 178.93	Construction Type Mixed	Foundation Poured Concrete
Heating Forced Air,Natural Gas	Inclusions N/A	Restrictions None Known
Reports Floor Plans		

This is an I-G mixed-use condo bay and is a great investment property for investors. Buyer must assume the tenancy due in Oct 2028 plus a 5-year renewal option. all the mechanical equipment including all the hoists belong to the tenant. This property consists of 2 bays back to back for a total of 2000sf builder's size. Measurement based on paint-to-paint is 1926sf on the ground level only. Plus about 300sf of storage area on the mezzanine for tires, and a 2 pcs washroom on the main floor. A drive-through door and a man-door off the back which is unit 107. A total of 6 parking stalls. Possession can be quick.

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