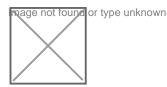


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

108 & 107, 3208 8 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationCalgary, Alberta

Listing ID: 29291

MLS ID: A2193169

\$649,900



△ JIM HUYNH

2 (403) 291-4440

□ CIR Realty

403-291-4440

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Transaction Type

For Sale

Zoning I-G

Year Built

1995

Property Sub Type

Mixed Use

Building Area (Sq. M.)

178.93

HeatingForced Air, Natural Gas

Reports
Floor Plans

Title

Fee Simple

Subdivision Franklin

Structure Type

Five Plus

Legal Plan 9512993;1Q

Construction Type

Mixed

Inclusions N/A **Days On Market**

163

Building Type

Commercial Mix

Property Type Commercial

Building Area (Sq. Ft.)

1926.00

FoundationPoured Concrete

RestrictionsNone Known

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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