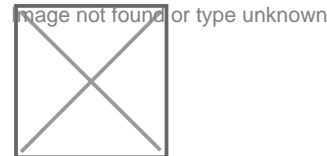


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 3, 1709 8 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta



**Listing ID:**  
29629

**MLS ID:**  
A2199154

**\$239,000**



 **JASON NATALE**

 CDN Global Advisors Ltd.  
 403-531-4336

 3, 1709 8 Avenue NE, Calgary , Alberta T2E0S9

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 30	<b>Zoning</b> I-B
<b>Subdivision</b> Mayland	<b>Year Built</b> 1980	<b>Structure Type</b> Office
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office	<b>Legal Plan</b> 0611931
<b>Building Area (Sq. Ft.)</b> 900.00	<b>Building Area (Sq. M.)</b> 83.61	<b>Inclusions</b> NA
<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister	

Prime Office Space for Lease in Mayland Heights – 900 SF This well-located 900 SF office space in Mayland Heights is perfect for businesses seeking convenience and accessibility. The unit features two private offices, a kitchenette, and a washroom, providing a comfortable and functional workspace. Positioned less than 10 minutes from downtown Calgary, this office offers seamless access to major roadways, including Edmonton Trail, 16th Avenue, Barlow Trail, and Deerfoot Trail, ensuring easy commuting for employees and clients alike. Surrounded by a variety of amenities, the location is within close proximity to Calgary Transit, Mayland Shopping Center, restaurants, and other essential services, making it an excellent choice for businesses looking for a central and well-connected office space. Don't miss this fantastic leasing opportunity in a prime location!

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