

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.

## 504, 3208 8 AVENUE NE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
31339

**MLS ID:**  
A2238527

**\$13.60**



 **JASON LAMER**  
 (403) 708-2456

 Century 21 Bravo Realty  
 403-250-2882

 504, 3208 8 Avenue NE, Calgary , Alberta T2A 7V8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 248	<b>Lease Amount</b> 13.60
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Franklin	<b>Year Built</b> 1999
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial
<b>Building Area (Sq. Ft.)</b> 1000.00	<b>Building Area (Sq. M.)</b> 92.90	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

---

This premier renovated space offers a versatile layout, perfect for law office, insurance, accounting or studio, with the option to convert back to warehouse (18-ft ceilings). The unit features a functional mezzanine level, three private offices, a full bathroom, and a kitchen equipped with a dishwasher. Additional perks include three dedicated parking stalls. Ideally situated near the vibrant Barlow District and Memorial Drive for easy access to dining, shopping, and transit. Don't miss this unique opportunity!

**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.