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504, 3208 8 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
31340


MLS ID:
A2238530

\$315,000



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

 Century 21 Bravo Realty
 403-250-2882

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

Transaction Type For Sale	Days On Market 295	Zoning I-G
Subdivision Franklin	Year Built 1999	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Industrial	Legal Plan 9812629
Building Area (Sq. Ft.) 1200.00	Building Area (Sq. M.) 111.48	Inclusions N/A
Restrictions None Known	Reports None	

Just reduced! This premier renovated space offers a versatile layout, perfect for law office, accounting, studio, with the option to convert back to warehouse (18-ft ceilings). The unit features 1000 sq ft on the main a functional 200 sq ft 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!

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