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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

\$329,900



 **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

60

Zoning

I-G

Subdivision

Franklin

Year Built

1999

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

9812629

Building Area (Sq. Ft.)

1200.00

Building Area (Sq. M.)

111.48

Inclusions

N/A

Restrictions

None Known

Reports

None

This premier renovated space offers a versatile layout, perfect for creative office, studio, or retail use, 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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