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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



 $\stackrel{\circ}{-}$  JASON LAMER

**(403)** 708-2456

□ Century 21 Bravo Realty

**403-250-2882** 

rM1

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

**Transaction Type** 

Days On Market

Zoning

I-G

For Sale

106

Structure Type

**Subdivision** Franklin Year Built 1999

Mixed Use

Property Type

**Property Sub Type** 

Legal Plan

Commercial

Industrial

9812629

Building Area (Sq. Ft.)

Building Area (Sq. M.)

**Inclusions** 

1200.00

111.48

N/A

**Restrictions**None Known

Reports None

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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