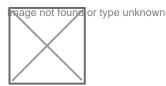


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **504, 3208 8 AVENUE NE FOR 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** 

For Sale

**Days On Market** 

**Property Sub Type** 

I-G

Zoning

Year Built

Structure Type

Franklin

1999

60

Mixed Use

**Property Type** Commercial

Subdivision

Mixed Use

Legal Plan 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 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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