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## 504 B, 3208 8 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta

**Listing ID:**  
32685

**MLS ID:**  
A2267129

**\$329,900**



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

 Century 21 Bravo Realty  
 403-250-2882

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

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 189	<b>Zoning</b> I-G
<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> Office	<b>Legal Plan</b> 9812629
<b>Building Area (Sq. Ft.)</b> 1200.00	<b>Building Area (Sq. M.)</b> 111.48	<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, accounting, with its own entrance, low condo fees and 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! Total lease payment which includes operating expenses is 1900 a month plus utilities.

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