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516, 3208 8 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
33700

MLS ID:
A2280890

\$359,000



 **JEFF KEET**

 CDN Global Advisors Ltd.
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 516, 3208 8 Avenue NE, Calgary , Alberta T2V 7V8

Transaction Type For Sale	Title Fee Simple	Days On Market 113
Zoning I-G	Subdivision Franklin	Building Type Condo Complex
Year Built 1999	Structure Type Industrial	Property Type Commercial
Property Sub Type Industrial	Legal Plan 9812629	Building Area (Sq. Ft.) 1000.00
Building Area (Sq. M.) 92.90	Inclusions n/a	Restrictions Condo/Strata Approval
Reports Condo/Strata Bylaws		

Rare 1,000 SF simple warehouse/shop available for sale in the central NE community of Franklin Industrial Park. This unit is located in a 40 unit development called Genesis Business Park on a 1.98 Acre site. The park is home to a variety of businesses & near all manner of amenities. Only 2 blocks from Franklin LRT station. This warehouse is clean, bright and simple. The unit has 1 washroom, floor drain, suspended gas powered heating unit, shop sink, 12 ft. by 12 ft. drive-in loading door, 18 ft. clear ceiling height, and 2 man-doors. The unit does not have a mezzanine but the construction of a small mezzanine is possible. Parking for 3 cars directly in front of unit is available. Condo fees are low at \$341.77 per month. We have condo documents organized and available on a google drive which can be made available to qualified parties on request. Property can be available for immediate occupancy to the incoming owner/user. Evidence shows this is a well funded and organized condo corporation. Wide variety of uses can be accommodated in this unit although there are restrictions on automotive uses. This is new to market. Regarding Use: As per by-laws, the carrying out of any repairs or adjustments to motor vehicles on the project will require board approval.

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