

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.

108 & 107, 3208 8 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
29291


MLS ID:
A2193169

\$649,900



 **JIM HUYNH**
 (403) 291-4440

 **CIR Realty**
 403-291-4440


108 & 107, 3208 8 Avenue NE, Calgary , Alberta T2A 7V8

Transaction Type For Sale	Title Fee Simple	Days On Market 142
Zoning I-G	Subdivision Franklin	Building Type Commercial Mix
Year Built 1995	Structure Type Five Plus	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 9512993;1Q	Building Area (Sq. Ft.) 1926.00
Building Area (Sq. M.) 178.93	Construction Type Mixed	Foundation Poured Concrete
Heating Forced Air,Natural Gas	Inclusions N/A	Restrictions None Known
Reports Floor Plans		

This is an I-G mixed-use condo bay and is a great investment property for investors. Buyer must assume the tenancy due in Oct 2028 plus a 5-year renewal option. all the mechanical equipment including all the hoists belong to the tenant. This property consists of 2 bays back to back for a total of 2000sf builder's size. Measurement based on paint-to-paint is 1926sf on the ground level only. Plus about 300sf of storage area on the mezzanine for tires, and a 2 pcs washroom on the main floor. A drive-through door and a man-door off the back which is unit 107. A total of 6 parking stalls. Possession can be quick.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.