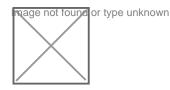


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

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□ CIR Realty

**403-291-4440** 

rM1

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

**Transaction Type** 

For Sale

**Zoning** I-G

Year Built

1995

**Property Sub Type** 

Mixed Use

Building Area (Sq. M.)

178.93

**Heating**Forced Air, Natural Gas

Reports
Floor Plans

Title

Fee Simple

**Subdivision** Franklin

Structure Type

Five Plus

**Legal Plan** 9512993;1Q

Construction Type

Mixed

Inclusions N/A **Days On Market** 

142

**Building Type**Commercial Mix

Property Type

Commercial

Building Area (Sq. Ft.)

1926.00

**Foundation**Poured Concrete

**Restrictions**None Known

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.

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