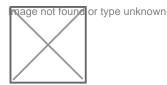


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

504, 3208 8 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationCalgary, Alberta

Listing ID: 31339

MLS ID: A2238527

\$13.60



 $\stackrel{\circ}{=}$ JASON LAMER

2 (403) 708-2456

□ Century 21 Bravo Realty

403-250-2882

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

Transaction Type

For Lease

Days On Market

3

Lease Amount

13.60

Lease Frequency

Monthly

Subdivision Franklin Year Built 1999

Structure Type

Mixed Use

Property Type Commercial **Property Sub Type**

Mixed Use

Building Area (Sq. Ft.)

1000.00

Building Area (Sq. M.)

92.90

Inclusions

N/A

Restrictions Reports
None Known 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 a functional 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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