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## 504, 3208 8 AVENUE NE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Calgary, Alberta



**Listing ID:**  
31339


**MLS ID:**  
A2238527

**\$13.60**



 **JASON LAMER**  
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 Century 21 Bravo Realty  
 403-250-2882

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

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 3	<b>Lease Amount</b> 13.60
<b>Lease Frequency</b> Monthly	<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> Mixed Use
<b>Building Area (Sq. Ft.)</b> 1000.00	<b>Building Area (Sq. M.)</b> 92.90	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> 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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