



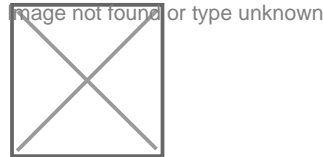
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Regional Contact

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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**

 (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

266

Lease Amount

13.60

Lease Frequency

Monthly

Subdivision

Franklin

Year Built

1999

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Industrial

Building Area (Sq. Ft.)

1000.00

Building Area (Sq. M.)

92.90

Inclusions

N/A

Restrictions

None Known

Reports

None

This premier renovated space offers a versatile layout, perfect for law office, insurance, accounting or studio, 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! Total lease payment which includes operating expenses is 1900 a month plus utilities

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