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504, 3208 8 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Calgary, Alberta

Listing ID:
31340


MLS ID:
A2238530

\$329,900



 **JASON LAMER**
 (403) 708-2456

 Century 21 Bravo Realty
 403-250-2882

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

Transaction Type

For Sale

Days On Market

144

Zoning

I-G

Subdivision

Franklin

Year Built

1999

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

9812629

Building Area (Sq. Ft.)

1200.00

Building Area (Sq. M.)

111.48

Inclusions

N/A

Restrictions

None Known

Reports

None

This premier renovated space offers a versatile layout, perfect for law office, accounting, studio, with the option to convert back to warehouse (18-ft ceilings). The unit features 1000 sq ft on the main a functional 200 sq ft 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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