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## 504 B, 3208 8 AVENUE NE FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Calgary, Alberta

**Listing ID:**  
32685

**MLS ID:**  
A2267129

**\$329,900**



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

 Century 21 Bravo Realty  
 403-250-2882

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

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	82	I-G
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
Franklin	1999	Mixed Use
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Office	9812629
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Inclusions</b>
1200.00	111.48	N/A
<b>Restrictions</b>	<b>Reports</b>	
None Known	None	

This premier renovated space offers a versatile layout, perfect for law office, accounting, with its own entrance, low condo fees and 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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