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## 516, 3208 8 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta



**Listing ID:**  
33700


**MLS ID:**  
A2280890

**\$359,000**



 **JEFF KEET**

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 516, 3208 8 Avenue NE, Calgary , Alberta T2V 7V8

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 113
<b>Zoning</b> I-G	<b>Subdivision</b> Franklin	<b>Building Type</b> Condo Complex
<b>Year Built</b> 1999	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 9812629	<b>Building Area (Sq. Ft.)</b> 1000.00
<b>Building Area (Sq. M.)</b> 92.90	<b>Inclusions</b> n/a	<b>Restrictions</b> Condo/Strata Approval
<b>Reports</b> Condo/Strata Bylaws		

Rare 1,000 SF simple warehouse/shop available for sale in the central NE community of Franklin Industrial Park. This unit is located in a 40 unit development called Genesis Business Park on a 1.98 Acre site. The park is home to a variety of businesses & near all manner of amenities. Only 2 blocks from Franklin LRT station. This warehouse is clean, bright and simple. The unit has 1 washroom, floor drain, suspended gas powered heating unit, shop sink, 12 ft. by 12 ft. drive-in loading door, 18 ft. clear ceiling height, and 2 man-doors. The unit does not have a mezzanine but the construction of a small mezzanine is possible. Parking for 3 cars directly in front of unit is available. Condo fees are low at \$341.77 per month. We have condo documents organized and available on a google drive which can be made available to qualified parties on request. Property can be available for immediate occupancy to the incoming owner/user. Evidence shows this is a well funded and organized condo corporation. Wide variety of uses can be accommodated in this unit although there are restrictions on automotive uses. This is new to market. Regarding Use: As per by-laws, the carrying out of any repairs or adjustments to motor vehicles on the project will require board approval.

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