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## COMMERCIAL ,OTHER FOR LEASE

Commercial Real Estate > Commercial Property for Lease

**Location**

Calgary, Alberta

**Listing ID:**

33731

**MLS ID:**

A2281516

**\$198,000**

 **JIM HUYNH**  
 (403) 291-4440

 **CIR Realty**  
 403-291-4440

 605, 3208 8 Avenue NE, Calgary , Alberta T2A 7V8

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Lease	Leasehold	4
<b>Lease Amount</b>	<b>Lease Frequency</b>	<b>Lease Term</b>
25.00	Annually	Renewal Option
<b>Lease Term Remaining</b>	<b>Subdivision</b>	<b>Building Type</b>
60	Franklin	Commercial Mix,Retail
<b>Year Built</b>	<b>Structure Type</b>	<b>Property Type</b>
1999	Five Plus	Commercial
<b>Property Sub Type</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
Business	1000.00	92.90
<b>Footprint (Sq. Ft.)</b>	<b>Parking</b>	<b>Access to Property</b>
1000	3	Paved Lane,Paved Road,Public Transportation Nearby,See Remarks
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
See schedule "A"	Board Approval	Floor Plans

Turn-key all COMMERCIAL signage business. Over 20 years of well-established business and clientele. The premise is about 1000sqft. The base rent is \$25/sf (\$2,083/month) plus \$14.34/sf Op-cost. (\$1,195/month) 3 store front assigned parking stalls plus 2 more shared parking stalls.

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