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## 605, 3208 8 AVENUE NE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Calgary, Alberta

**Listing ID:**  
34372

**MLS ID:**  
A2292245

**\$550,000**



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

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 63	<b>Zoning</b> I-G
<b>Subdivision</b> Franklin	<b>Building Type</b> Commercial Mix	<b>Year Built</b> 1999
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 9812629	<b>Building Area (Sq. Ft.)</b> 1000.00	<b>Building Area (Sq. M.)</b> 92.90
<b>Construction Type</b> Mixed	<b>Foundation</b> Poured Concrete	<b>Heating</b> Forced Air,Natural Gas
<b>Inclusions</b> N/A	<b>Restrictions</b> Board Approval	<b>Reports</b> Title

No need to pay rent. Own it instead. This listing would include the property and the long-established commercial signage business. The seller can train the buyer if needed. Builder size is 1000 sqft. It would include the thickness of the walls. 18' ceilings with a 12'x12' drive-through door. Forced -air heating. 3 parking spaces. The seller said, the power panel shows more than 100 amps.

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