\$649,900 - 108 & 107, 3208 8 Avenue Ne, Calgary

MLS® #A2193169

\$649,900

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Franklin, Calgary, Alberta

This is an I-G mixed-use condo bay and is a great investment property for investors. Buyer must assume the tenancy due in Oct 2028 plus a 5-year renewal option. all the mechanical equipment including all the hoists belong to the tenant. This property consists of 2 bays back to back for a total of 2000sf builder's size. Measurement based on paint-to-paint is 1926sf on the ground level only. Plus about 300sf of storage area on the mezzanine for tires, and a 2 pcs washroom on the main floor. A drive-through door and a man-door off the back which is unit 107. A total of 6 parking stalls. Possession can be quick.



Essential Information

MLS® # A2193169

Price \$649,900

Bathrooms 0.00

Acres 0.00

Year Built 1995

Type Commercial

Sub-Type Mixed Use

Status Active

Community Information

Address 108 & 107, 3208 8 Avenue Ne

Subdivision Franklin







City Calgary
County Calgary
Province Alberta
Postal Code T2A 7V8

Amenities

Parking Spaces 6

Interior

Heating Forced Air, Natural Gas

Exterior

Construction Mixed

Foundation Poured Concrete

Additional Information

Date Listed February 8th, 2025

Days on Market 269

Zoning I-G

Listing Details

Listing Office CIR Realty

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