

\$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.

Built in 1995

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 | 117 |
| Zoning | I-G |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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