

\$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	177
Zoning	I-G

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.