



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

504 B, 3208 8 Avenue NE
Calgary, Alberta

MLS # A2267129



\$329,900

Division: Franklin

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,200 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

This premier renovated space offers a versatile layout, perfect for law office, accounting, with its own entrance, low condo fees and with the option to convert back to warehouse (18-ft ceilings). The unit features 1000 sq ft on the main a functional 200 sq ft mezzanine level, three private offices, a full bathroom, and a kitchen equipped with a dishwasher. Additional perks include three dedicated parking stalls. Ideally situated near the vibrant Barlow District and Memorial Drive for easy access to dining, shopping, and transit. Don't miss this unique opportunity! Total lease payment which includes operating expenses is 1900 a month plus utilities.