



516, 3208 8 Avenue NE  
Calgary, Alberta

MLS # A2280890



**\$359,000**

<b>Division:</b>	Franklin
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Genesis
<b>Bus. Name:</b>	-
<b>Size:</b>	1,000 sq.ft.
<b>Zoning:</b>	I-G

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer Co
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	n/a		

Rare 1,000 SF simple warehouse/shop available for sale in the central NE community of Franklin Industrial Park. This unit is located in a 40 unit development called Genesis Business Park on a 1.98 Acre site. The park is home to a variety of businesses & near all manner of amenities. Only 2 blocks from Franklin LRT station. This warehouse is clean, bright and simple. The unit has 1 washroom, floor drain, suspended gas powered heating unit, shop sink, 12 ft. by 12 ft. drive-in loading door, 18 ft. clear ceiling height, and 2 man-doors. The unit does not have a mezzanine but the construction of a small mezzanine is possible. Parking for 3 cars directly in front of unit is available. Condo fees are low at \$341.77 per month. We have condo documents organized and available on a google drive which can be made available to qualified parties on request. Property can be available for immediate occupancy to the incoming owner/user. Evidence shows this is a well funded and organized condo corporation. Wide variety of uses can be accommodated in this unit although there are restrictions on automotive uses. This is new to market. Regarding Use: As per by-laws, the carrying out of any repairs or adjustments to motor vehicles on the project will require board approval.