



**GRASSROOTS**  
REALTY GROUP

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605, 3208 8 Avenue NE  
Calgary, Alberta

MLS # A2292245



**\$550,000**

Division: Franklin

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,000 sq.ft.

Zoning: I-G

Heating: Forced Air, Natural Gas

Floors: -

Roof: -

Exterior: Mixed

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

No need to pay rent. Own it instead. This listing would include the property and the long-established commercial signage business. The seller can train the buyer if needed. Builder size is 1000 sqft. It would include the thickness of the walls. 18' ceilings with a 12'x12' drive-through door. Forced -air heating. 3 parking spaces. The seller said, the power panel shows more than 100 amps.