

# \$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
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### **Interior**

Heating	Forced Air, Natural Gas
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### **Exterior**

Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 8th, 2025
Days on Market	132
Zoning	I-G

### **Listing Details**

Listing Office	CIR Realty
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