

# \$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 | 171                |
| Zoning         | I-G                |

### **Listing Details**

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

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