



504, 3208 8 Avenue NE  
Calgary, Alberta

MLS # A2238527

**\$13 per sq.ft.**



Division: Franklin

Type: Industrial

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 1,000 sq.ft.

Zoning: -

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, insurance, accounting or studio, with the option to convert back to warehouse (18-ft ceilings). The unit features a functional 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!