



GRASSROOTS
REALTY GROUP

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504, 3208 8 Avenue NE
Calgary, Alberta

MLS # A2238527



\$13 per sq.ft.

Division: Franklin
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Lease
Bldg. Name: -
Bus. Name: -
Size: 1,000 sq.ft.
Zoning: -

Heating: -
Floors: -
Roof: -
Exterior: -
Water: -
Sewer: -
Inclusions: N/A

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: -
Lot Feat: -

This premier renovated space offers a versatile layout, perfect for creative office, studio, or retail use, 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!