



**504, 3208 8 Avenue NE
Calgary, Alberta**

MLS # A2238530



\$315,000

Division: Franklin

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,200 sq.ft.

Zoning: I-G

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Just reduced! This premier renovated space offers a versatile layout, perfect for law office, accounting, studio, with the option to convert back to warehouse (18-ft ceilings). The unit features 1000 sq ft on the main a functional 200 sq ft 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!