



516, 3208 8 Avenue NE
Calgary, Alberta

MLS # A2280890



\$359,000

Division:	Franklin
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Genesis
Bus. Name:	-
Size:	1,000 sq.ft.
Zoning:	I-G

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Co
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	n/a		

Rare 1,000 SF simple warehouse/shop available for sale in the central NE community of Franklin Industrial Park. This unit is located in a 40 unit development called Genesis Business Park on a 1.98 Acre site. The park is home to a variety of businesses & near all manner of amenities. Only 2 blocks from Franklin LRT station. This warehouse is clean, bright and simple. The unit has 1 washroom, floor drain, suspended gas powered heating unit, shop sink, 12 ft. by 12 ft. drive-in loading door, 18 ft. clear ceiling height, and 2 man-doors. The unit does not have a mezzanine but the construction of a small mezzanine is possible. Parking for 3 cars directly in front of unit is available. Condo fees are low at \$341.77 per month. We have condo documents organized and available on a google drive which can be made available to qualified parties on request. Property can be available for immediate occupancy to the incoming owner/user. Evidence shows this is a well funded and organized condo corporation. Wide variety of uses can be accommodated in this unit although there are restrictions on automotive uses. This is new to market. Regarding Use: As per by-laws, the carrying out of any repairs or adjustments to motor vehicles on the project will require board approval.