



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

605, 3208 8 Avenue NE  
Calgary, Alberta

MLS # A2292245



**\$550,000**

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

**Heating:** Forced Air, Natural Gas  
**Floors:** -  
**Roof:** -  
**Exterior:** Mixed  
**Water:** -  
**Sewer:** -  
**Inclusions:** N/A

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

No need to pay rent. Own it instead. This listing would include the property and the long-established commercial signage business. The seller can train the buyer if needed. Builder size is 1000 sqft. It would include the thickness of the walls. 18' ceilings with a 12'x12' drive-through door. Forced -air heating. 3 parking spaces. The seller said, the power panel shows more than 100 amps.