



**GRASSROOTS**  
REALTY GROUP

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

104, 3208 8 Avenue NE  
Calgary, Alberta

MLS # A2187617



**\$298,000**

Division: Franklin

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,000 sq.ft.

Zoning: I-G

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: None

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

There is a 1000sq ft condo bay, two front doors, no over head door, one bathroom and a small mezzanine. It was a recording studio for the last several years. Very reasonable monthly condo fees of \$375. Land use is I-G allowing for many uses.