



## 504, 3208 8 Avenue NE Calgary, Alberta

MLS # A2238527



## **\$13 per sq.ft.**

Lot Size:

Lot Feat:

Division:	Franklin	
Type:	Industrial	
Bus. Type:	-	
Sale/Lease:	For Lease	
Bldg. Name:	-	
Bus. Name:	-	
Size:	1,000 sq.ft.	
Zoning:	-	
	Addl. Cost:	-
	Based on Year:	-
	Utilities:	-
	Parking:	-

**Inclusions:** N/A

Heating: Floors: Roof: **Exterior:** Water:

Sewer:

This premier renovated space offers a versatile layout, perfect for law office, insurance, accouning or studio, 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!