

**605, 3208 8 Avenue NE  
Calgary, Alberta**

**MLS # A2281516**



**\$198,000**

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**Division:** Franklin  
**Type:** Business  
**Bus. Type:** Commercial ,Other  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** CNC Creations  
**Size:** 1,000 sq.ft.  
**Zoning:** -

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<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	See schedule "A"		

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Turn-key all COMMERCIAL signage business. Over 20 years of well-established business and clientele. The premise is about 1000sqft. The base rent is \$25/sf (\$2,083/month) plus \$14.34/sf Op-cost. (\$1,195/month) 3 store front assigned parking stalls plus 2 more shared parking stalls.