

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: | - |

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

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.