



108 & 107, 3208 8 Avenue NE, Calgary, Alberta - \$649,900



Main Photo

Property Description

This is an I-G mixed-use condo bay and is a great investment property for investors. Buyer must assume the tenancy due in Oct 2028 plus a 5-year renewal option. all the mechanical equipment including all the hoists belong to the tenant. This property consists of 2 bays back to back for a total of 2000sf builder's size. Measurement based on paint-to-paint is 1926sf on the ground level only. Plus about 300sf of storage area on the mezzanine for tires, and a 2 pcs washroom on the main floor. A drive-through door and a man-door off the back which is unit 107. A total of 6 parking stalls. Possession can be quick.

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