

**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.