



3208 8 Avenue Calgary Alberta

\$649,900

This is a great opportunity for investors and or owner-operators. The property is currently leased out to a mechanic shop tenant till Oct 2028 plus 5 year renewal option. All mechanical equipment belongs to the tenant. Great tenant & may want to stay a longer term. This promise consists of 2 bays back to back for a total of 2000sf ground level. plus over 300sf of mezzanine for additional storage space.. 1 2pce washroom. 1 drive-through door & 2 man doors (1 for the front & the other man door from the back entrance. 3 parking at the front and 3 parking at the rear. Buy must take over the existing tenancy, which can be a quick possession. (id:6769)

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX

**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net