



3208 8 Avenue Calgary Alberta

\$299,000

This versatile commercial unit, located near 16 Ave NE, 36 Street NE, and Memorial Drive, offers a practical and adaptable space that can accommodate a variety of business needs. The 1000 sqft main floor features 2 glass front entrances to the unit, a back area with a bathroom and storage, while the 301 sqft mezzanine area provides additional customizable space, perfect for storage, an office, meeting space, or more. Included are three assigned parking stalls along with additional parking for customers, which is a bonus in a busy area. The surrounding business park is home to a mix of companies and services, and you're close to big names such as Canadian Tire and Home Depot, not to mention the convenience of the nearby train station and mall. This space has great potential for someone looking to start or move their business to a central location with plenty of customer access. Whether you envision a high-end boutique, a bustling office space, or a niche service hub, the possibilities are endless. Start turning your business dreams into reality, and book a showing today!

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