

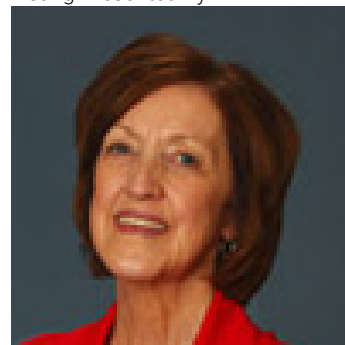


## 424 8 Avenue Calgary Alberta

\$5,000

Attention business people! Don't miss it out! Mixed use commercial-residential property (detached raised bungalow) with central location across from Edmonton Trail Medical clinic can be your home and your business place...The leased space around 1,000 sq. feet on main floor has 3 large bedrooms or office rooms, 1 full bathroom, recently updated living- dining area and large kitchen. The place has a back entrance with additional sunroom and deck. It has access to its own laundry and storage room in the basement. In addition, the place has an illegal 2-bedroom basement suite around 750sq ft. Private backyard can be used as a parking lot or for entertainment. Great for a small professional office, body care facility or Bed & Breakfast business. Land Use M-CG d72.House can be leased for long term in total for \$5,000/month or in pieces (main floor with laundry basement room and full yard for \$3,500/month and a basement suite for \$1,500/ month). (id:6769)

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.



**CIR**

**REALTY**

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
cawarawa@shaw.ca