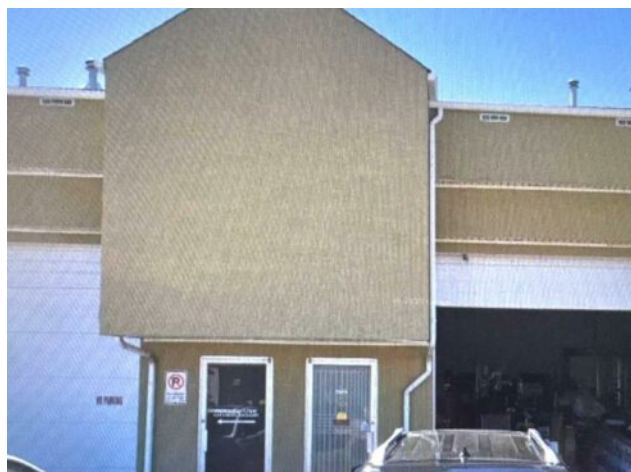


**605, 3208 8 Avenue NE
Calgary, Alberta**

MLS # A2281516



\$198,000

Division:	Franklin
Type:	Business
Bus. Type:	Commercial ,Other
Sale/Lease:	For Lease
Bldg. Name:	-
Bus. Name:	CNC Creations
Size:	1,000 sq.ft.
Zoning:	-

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: See schedule "A"

Turn-key all COMMERCIAL signage business. Over 20 years of well-established business and clientele. The premise is about 1000sqft. The base rent is \$25/sf (\$2,083/month) plus \$14.34/sf Op-cost. (\$1,195/month) 3 store front assigned parking stalls plus 2 more shared parking stalls.