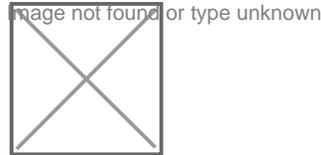


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 104, 138 18 AVENUE SE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

**Location**  
Calgary, Alberta

**Listing ID:**  
30863

**MLS ID:**  
A2228234

**\$4,500**



 **ANDRE D'ABADIE**  
 (403) 831-9727

 Elevate Property Management  
 403-685-0700

 104, 138 18 Avenue SE, Calgary , Alberta T2G5P9

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 1	<b>Lease Amount</b> 4500.00
<b>Lease Frequency</b> Monthly	<b>Subdivision</b> Mission	<b>Building Type</b> Condo Complex
<b>Year Built</b> 2001	<b>Structure Type</b> High Rise (5 stories)	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Building Area (Sq. Ft.)</b> 1575.00	<b>Building Area (Sq. M.)</b> 146.32
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> None

Amazing location in MISSION with a 5 minute walk to 4th street, 17th ave and the Stampede grounds. This 1575 square foot commercial condo in a mixed use building in has so much to offer. The space has been demised into to TWO separate units. Unit A features three offices, a large reception/open workspace area that could be used as a multi desk work space split into smaller work spaces. Other features include a bathroom, kitchen area and large storage area/lunch room. The 600 square foot, Unit B features a large open work space area and one private office. Such a great opportunity to operate your business from one of the suites and lease the other to cover your expenses. Other great features include a walkout patio door to the rear(north) side of the building. Nice big windows in each office, two parkings stalls, and an underground storage unit. The main floor of the building is exclusively commercial units and has a common washroom for use by all tenants and their respective customers. This unit has rough in's for drains from a previous use in the offices. Two TITLED PARKING STALLS AND A/C IN UNIT! CALL TODAY.

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