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## 838 18 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Fort Macleod, Alberta

**Listing ID:**  
32542


**MLS ID:**  
A2264950

**\$449,000**



 **HANK VAN HIERDEN**  
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 Real Estate Centre - Fort Macleod  
 1-866-345-3414

 838 18 Street , Fort Macleod , Alberta T0L 0Z0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 64	<b>Zoning</b> CG
<b>Subdivision</b> NONE	<b>Building Type</b> Free-Standing,Mixed Use,Office Building,Retail,See Remarks,Street Level Storefront	<b>Year Built</b> 2020
<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 0012301	<b>Building Area (Sq. Ft.)</b> 2000.00	<b>Building Area (Sq. M.)</b> 185.80
<b>Lot Size (Sq. Ft.)</b> 17859	<b>Lot Size (Acres)</b> 0.41	<b>Roof</b> Metal
<b>Cooling</b> Central Air	<b>Heating</b> Forced Air	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Aerial Photos,RPR with Compliance	

Exceptional Commercial Opportunity in Fort Macleod Versatile 2,000 Sq. Ft. Building — Prime Location, Priced to Sell Positioned in one of Fort Macleod's most desirable and high-traffic areas, this exceptional 2,000 sq. ft. commercial property offers the perfect blend of location, flexibility, and value. Strategically located next to a major grocery store, gas station, and a rapidly expanding new subdivision, this property benefits from consistent traffic and excellent visibility — ideal for businesses seeking exposure and growth potential. Inside, you'll find a well-designed layout that includes professional office space, ample storage, and open areas that can be easily customized to fit your business needs. Whether you envision retail, office, service, or light industrial use, this building is ready to adapt. Highlights: 2,000 sq. ft. of functional commercial space Prime location surrounded by key amenities Flexible layout — easily modified for multiple uses Ample customer access and visibility Excellent investment in a growing community Now priced to sell, this property represents an outstanding opportunity for business owners and investors alike. ?? Seize the opportunity today — prime commercial spaces in locations like this don't last long! Long-term lease options may be available as well.

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