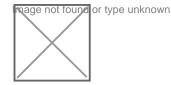


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

838 18 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationFort Macleod, Alberta

Listing ID: 32542

MLS ID: A2264950

\$499,000



A HANK VAN HIERDEN

2 (866) 345-3414

Real Estate Centre - Fort Macleod

1-866-345-3414

838 18 Street , Fort Macleod , Alberta TOL 0Z0

Transaction TypeDays On MarketZoningFor Sale2CG

Building Type

SubdivisionFree-Standing,Mixed Use,OfficeYear BuiltNONEBuilding,Retail,See Remarks,Street2020

Level Storefront

Structure Type Property Type Property Sub Type

Mixed Use Commercial Mixed Use

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

0012301 2000.00 185.80

Lot Size (Sq. Ft.)Lot Size (Acres)Roof178590.41Metal

Cooling Heating Inclusions

Central Air Forced Air N/A

Restrictions Reports

None Known 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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