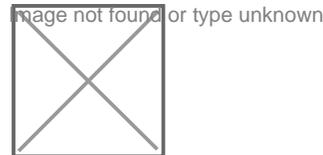


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

104, 138 18 AVENUE SE FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Calgary, Alberta

Listing ID:
33463

MLS ID:
A2277458

\$456,750



 **SHANE OLIN**
 (403) 708-9086

 Alliance West Asset and Property Management Ltd.
 403-455-5554

 104, 138 18 Avenue SE, Calgary , Alberta T2G 5P9

Transaction Type For Sale	Days On Market 116	Zoning M-H2
Subdivision Mission	Building Type Condo Complex,Mixed Use,Office Building	Year Built 2001
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Office
Legal Plan A1	Building Area (Sq. Ft.) 1575.00	Building Area (Sq. M.) 146.32
Parking 2	Inclusions N/A	Restrictions None Known
Reports Other Documents		

Prime main floor commercial office condo in the heart of Mission! This 1,575 SF opportunity in the mixed-use Legacy Building is currently demised into two separate units (1,065 SF + 79 SF patio and 509 SF), each with its own entrance, with the option to easily remove the demising wall to occupy the full space or lease one side for additional income. The sale includes two titled underground parking stalls and offers unbeatable proximity to Macleod Trail, 17th Avenue, the Elbow River pathway, restaurants, transit, Stampede Park and the new BMO Centre, all within walking distance. The building is professionally managed, well maintained and offers strong visibility with residential units above and commercial at grade. A rare opportunity to own, invest or operate in one of Calgary's most desirable inner-city communities, with a lease option also available.

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