

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**



 **SAM ALEIN**  
 (403) 455-5554

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

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

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

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.