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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

Transaction Type

For Sale

Days On Market

2

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

Retail

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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