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## 104, 138 18 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Calgary, Alberta



**Listing ID:**  
29333


**MLS ID:**  
A2193839

**\$600,000**



 **ANDRE D'ABADIE**  
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 Elevate Property Management  
 403-685-0700

 104, 138 18 Avenue SE, Calgary , Alberta T2G5P9

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 160
<b>Zoning</b> M-H2	<b>Subdivision</b> Mission	<b>Year Built</b> 2001
<b>Structure Type</b> High Rise (5 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 0110143	<b>Building Area (Sq. Ft.)</b> 1575.00	<b>Building Area (Sq. M.)</b> 146.32
<b>Construction Type</b> Brick,Stucco,Wood Frame	<b>Roof</b> Asphalt Shingle	<b>Foundation</b> Poured Concrete
<b>Heating</b> In Floor,Natural Gas,Radiant	<b>Inclusions</b> N/A	<b>Restrictions</b> None Known
<b>Reports</b> None		

Excellent opportunity! Two units for the price of one! Amazing location in MISSION with a 5 minute walk to 4th street, 17th ave and the Stampede grounds. This 1600 square foot commercial condo in a mixed use building in has so much to offer. The space has been demised into to two separate units. Unit A features three offices, a large reception/open workspace area that could be used as a multi desk work space split into smaller work spaces. Other features inclue a bathroom, kitchen area and large storage area/lunch room. The 600 square foot, Unit B features a large open work space area and one private office. Such a great opportunity to operate your business from one of the suites and lease the other to cover your expenses. Other great features include a walkout patio door to the rear(north) side of the building. Nice big windows in each office, two parkings stalls, and an underground storage unit. The main floor of the building is exclusively commercial units and has a common washroom for use by all tenants and their respective customers. This unit has rough in's for drains from a previous use in the offices. Two TITLED PARKING STALLS AND A/C IN UNIT! CALL TODAY.

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