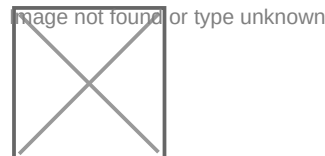


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

110, 138 18 AVENUE SE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Calgary, Alberta

Listing ID:
32430

MLS ID:
A2262666

\$299,000



 **KAREN LUU**
 (403) 975-8061

 Century 21 Argos Realty
 403-975-8061

 110, 138 18 Avenue SE, Calgary , Alberta T2G 5P9

Transaction Type For Sale	Title Fee Simple	Days On Market 6
Zoning M-H2	Subdivision Mission	Building Type Mixed Use
Year Built 2005	Structure Type High Rise (5 stories)	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 0110143	Building Area (Sq. Ft.) 1341.00
Building Area (Sq. M.) 124.58	Footprint (Sq. Ft.) 1341	Cooling Central Air
Heating Central	Inclusions none	Restrictions Board Approval,None Known,Pet Restrictions or Board approval Required
Reports Condo/Strata Bylaws,Financial Statements,Floor Plans,Title		

Prime opportunity in the heart of downtown! This versatile business condo features two spacious rooms and is perfect for entrepreneurs, professionals or investors. Currently configured for commercial use with office, meeting room and storage space, the unit offers the flexibility to convert into a comfortable residential space, making it ideal for live-work arrangements. Key Features: Located in the vibrant downtown core, close to shops, restaurants, transit, and Stampede grounds. Well partitioned rooms suitable for reception, office, board room, studio, or consultation spaces. Kitchen area with sink, counter space and storage. Secure building with heated underground parkade. 1 titled underground parking stall (#50) is included. Ideal for business owners looking to live and work in the same location.

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