

Mission



Unit 104 - 138 18 Avenue SE, Calgary AB

Mainfloor Office Condo for Lease or Sale

PROPERTY DETAILS

Lease Rate	Ask Associate
Lease Options	Option A – 1,000 SF Option B – 600 SF Option C – 1,600 SF full unit
Op Costs	\$15.12 PSF (Est. 2025)
Availability	Immediate
Purchase Price	\$300 PSF
Zoning	M-H2
Parking	2 Reserved Underground Stalls

- Main Floor Office Condo available for lease or sale in the Legacy Condo
- Prime central location just off Macleod Trail South and 17 Avenue SE
- Adjacent to Stampede Park and the new BMO Centre convention centre
- Excellent access to the Beltline, Downtown Calgary, and the 17 Avenue Entertainment & Shopping District
- Flexible lease options from 600 – 1,600 SF to suit various business needs
- Well-managed and well-maintained professional building
- Steps from the Elbow River pathways and multiple transit options



Olivia Bohdan, Associate

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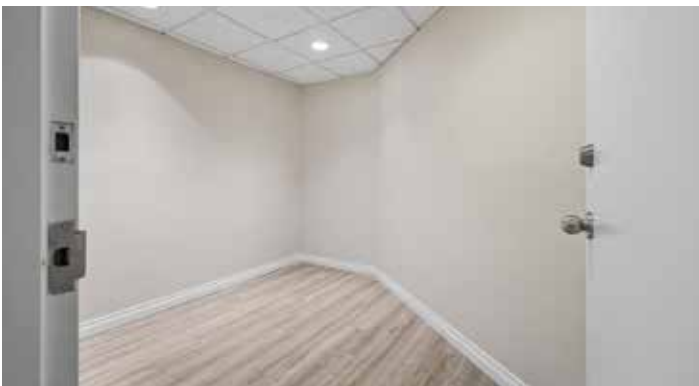
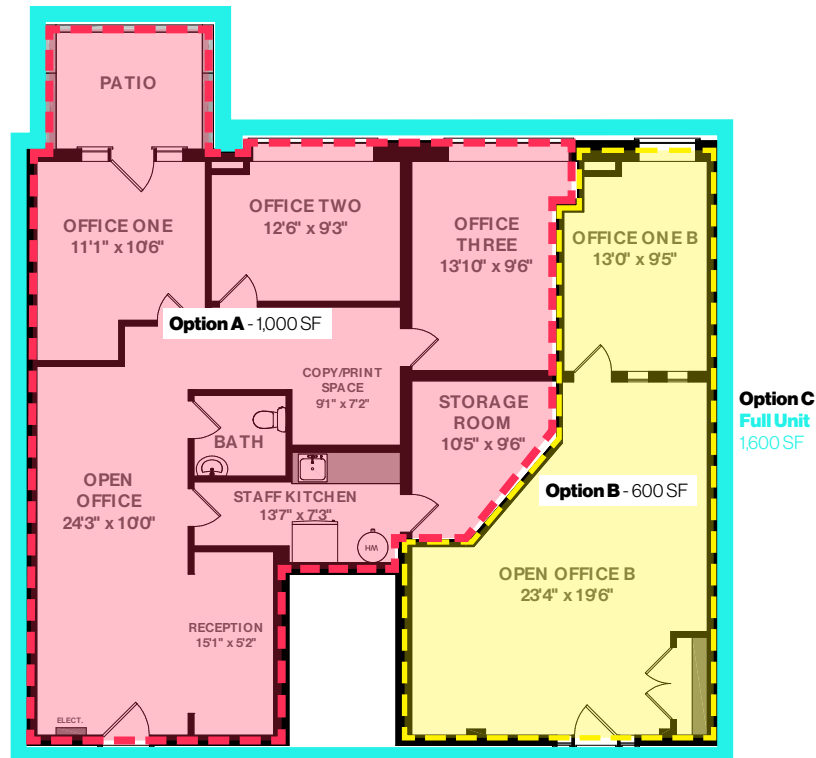
Unit A210
9705 Horton Road SW
Calgary, Alberta T2V 2X5
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For Lease/Sale

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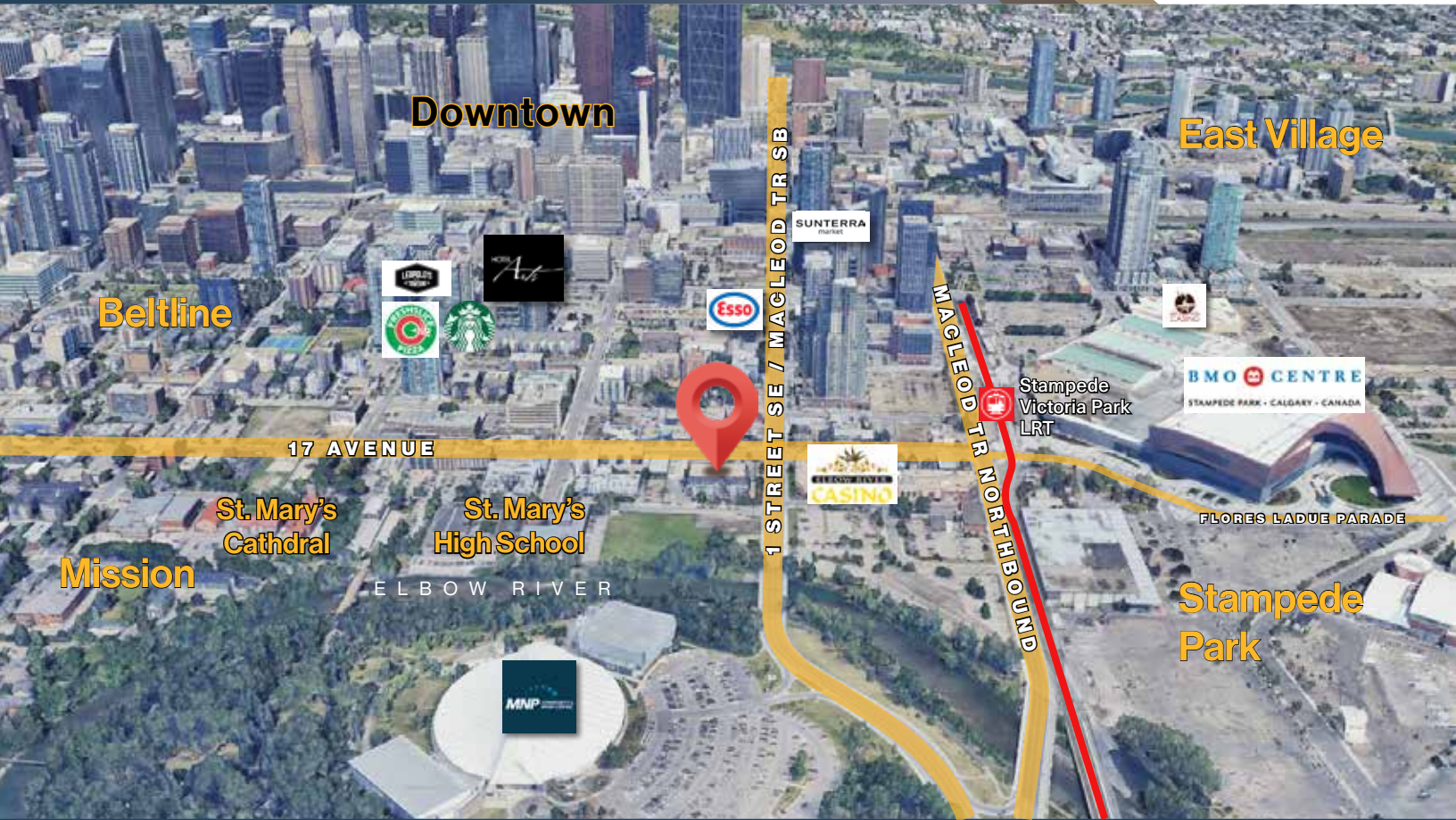
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	NEIGHBORHOOD Mission		POPULATION 108,832		MEDIAN AGE 37.9		HOUSEHOLD INCOME \$76,152		TRAFFIC COUNT 21,000 VPD 1ST SE & Macleod TR S
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For more information, please contact one of our associates.

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