



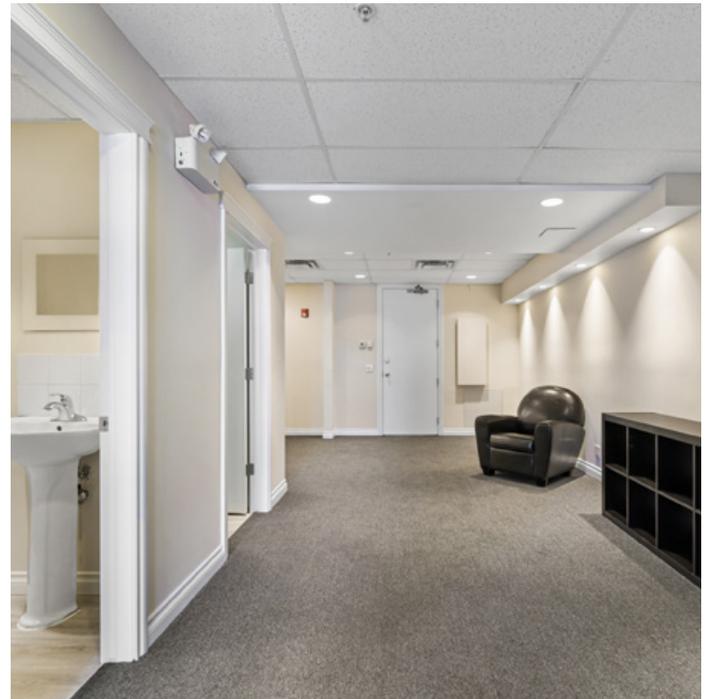
Unit 104 - 138 18 Avenue SE, Calgary AB

Mainfloor Office Condo for Lease or Sale

PROPERTY DETAILS

Lease Options	Option A – 1,000 SF - \$2,000 Gross Monthly Rent Option B – 600 SF - \$1,050 Gross Monthly Rent Option C – 1,600 SF full unit - \$2,800 Gross Monthly Rent
Op Costs	\$15.12 PSF (Est. 2025)
Availability	Immediate
Purchase Price	Market
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



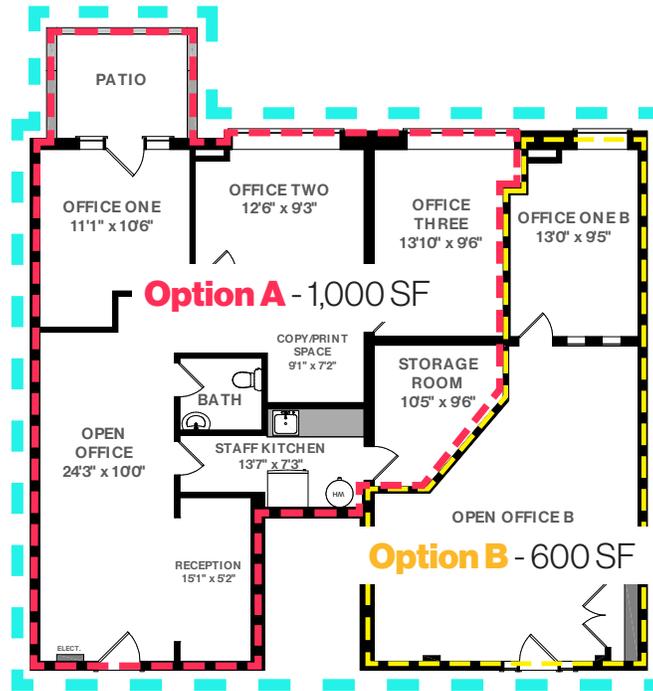
For Lease/Sale

104 - 138 18 Avenue SE | Calgary AB

Main Floor Mission Office Condo



Blackstone
Commercial Real Estate Services Inc.



Option C
Full Unit
1,600 SF



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BlackstoneCommercial.com

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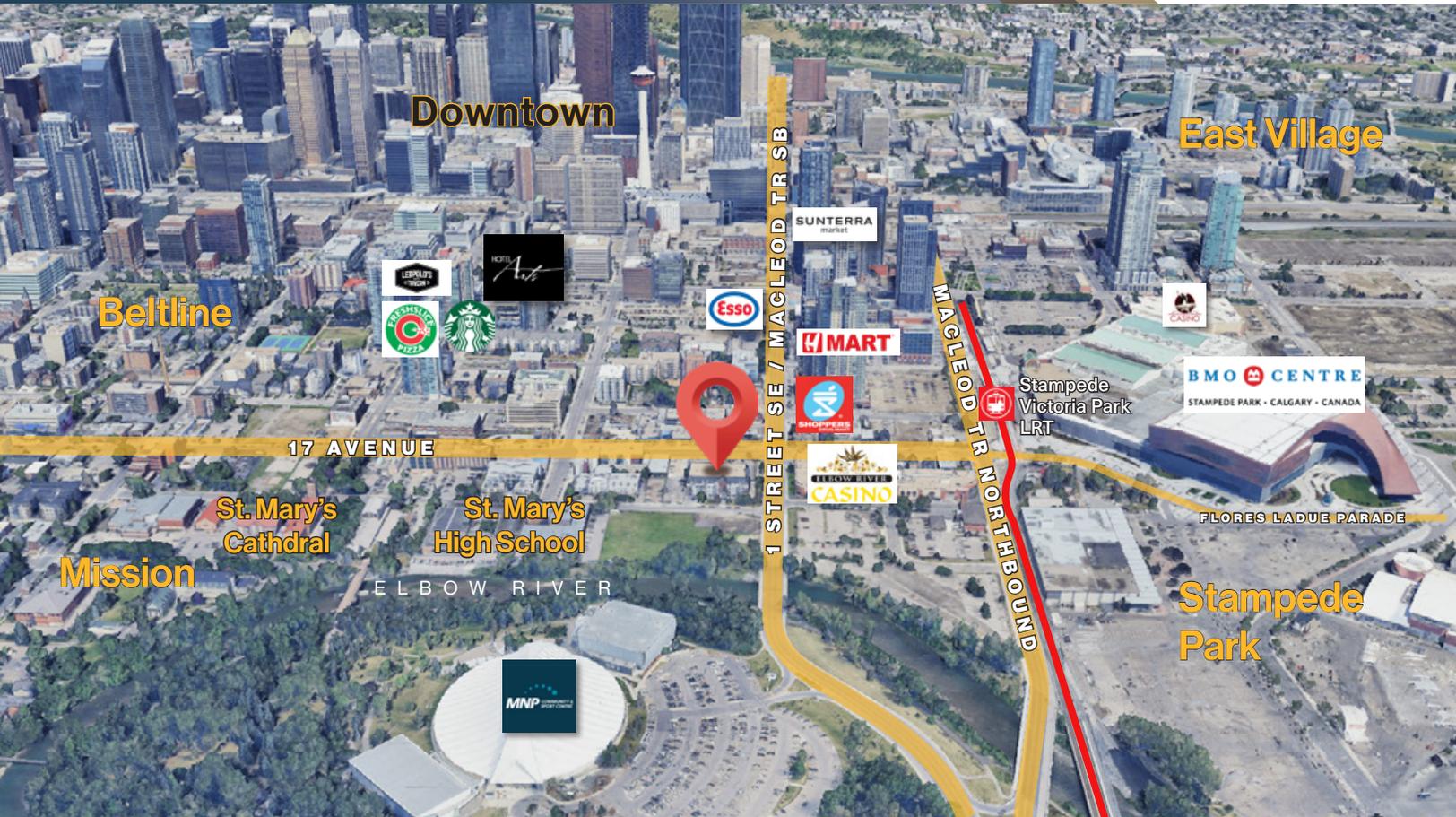
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Main Floor Mission Office Condo



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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



[BlackstoneCommercial.com](https://www.blackstonecommercial.com)

For more information, please contact one of our associates.

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