



Unit 104 - 138 18 Avenue SE, Calgary AB

Mainfloor Office Condo for Sale or Lease

PROPERTY DETAILS

Purchase Price	\$456,750
Lease Options	Contact Agent
Op Costs	\$15.12 PSF (Est. 2026)
Availability	Immediate
Zoning	M-H2
Parking	2 underground titled stalls plus 2 hr free visitor stalls available on first come first serve basis

- Currently demised into two separate 1,000 sf and 600 sf offices, giving the flexibility to operate multiple businesses.
- Main Floor Office Condo available for sale or lease 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
- Well-managed and well-maintained professional building
- Steps from the Elbow River pathways and multiple transit options



Olivia Kitzul *Senior Associate*

P 403.629.0809

E okitzul@blackstonecommercial.com

Unit 301
255 17 Avenue SW
Calgary, Alberta T2S 0A4
P 403.214.2344

BlackstoneCommercial.com

For Sale/Lease

104 - 138 18 Avenue SE | Calgary AB

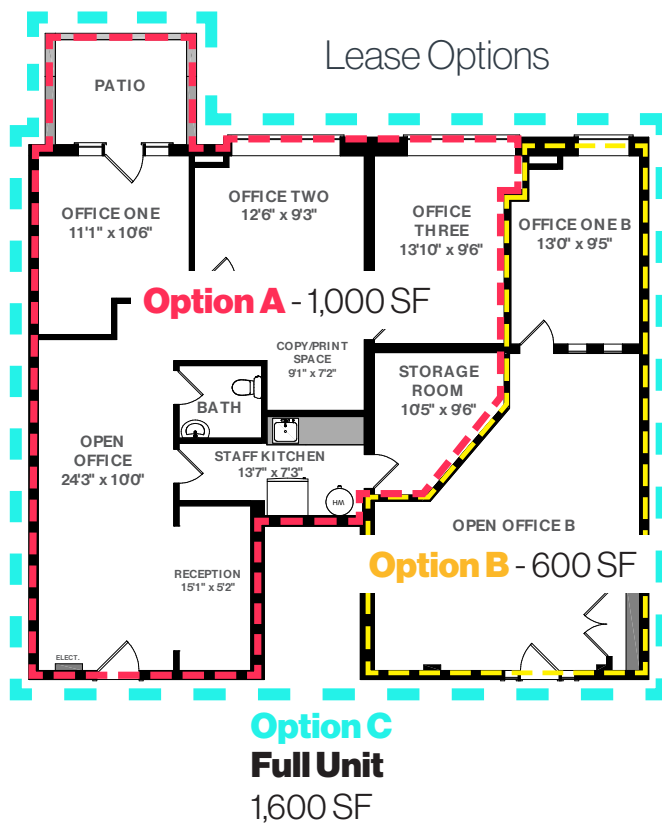
Main Floor Mission Office Condo



For Sale/Lease

104 - 138 18 Avenue SE | Calgary AB

Main Floor Mission Office Condo



For Sale/Lease

104 - 138 18 Avenue SE | Calgary AB

Main Floor Mission Office Condo



TRAFFIC COUNT

21,000 VPD | 1ST SE & Macleod TR S



NEIGHBORHOOD

Mission



POPULATION

108,832



MEDIAN AGE

37.9



HOUSEHOLD INCOME

\$76,152

For More Information Contact Olivia:



Olivia Kitzul

Senior Associate

P 403.629.0809

E okitzul@blackstonecommercial.com

Thank you for your interest!

Unit 301, 255 17 Avenue SW Calgary, Alberta T2S 0A4 | P 403.214.2344

This document has been prepared by Blackstone Commercial for advertising and general information only. Although information has been obtained from sources deemed reliable, Blackstone Commercial and / or their representatives, brokers or agents make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Blackstone Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. © 2026, All rights reserved. This document is the copyrighted property of Blackstone Commercial.

blackstonecommercial.com

Follow us:
Blackstone
Commercial



Blackstone
Commercial Real Estate Services Inc.