Blackstone
Commercial Real Estate Services Inc.

For Sale

104 - 138 18 Avenue SE | Calgary AB



Main Floor Mission Office Condo

PROPERTY DETAILS

Purchase Price:	$456,750
Op Costs:	$15.12 PSF (Est. 2026)
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 in the Mixed-Use Legacy building
- Prime central location just off Macleod Trail South and 17 Avenue SE
- Unit currently built out with four offices, kitchen, private bathroom and private patio
- 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

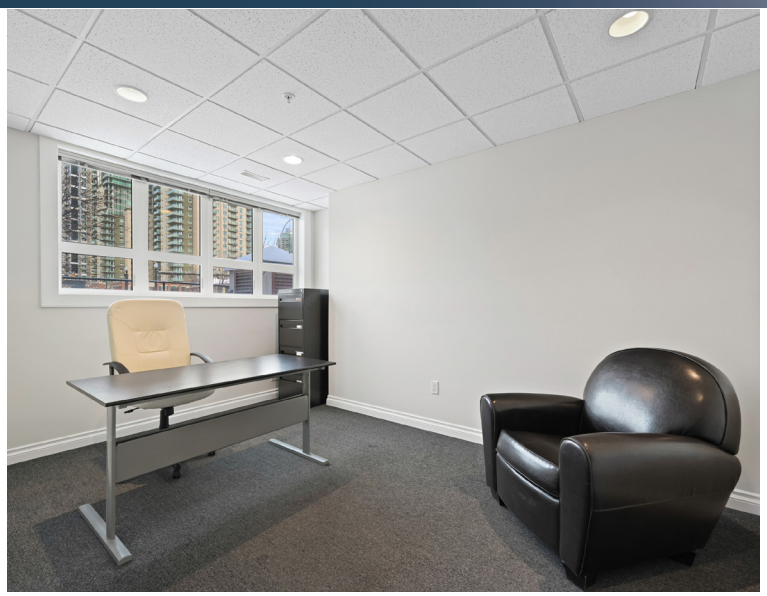
Unit 301
255 17 Avenue SW
Calgary, Alberta T2S 0A4
P 403.214.2344
BlackstoneCommercial.com

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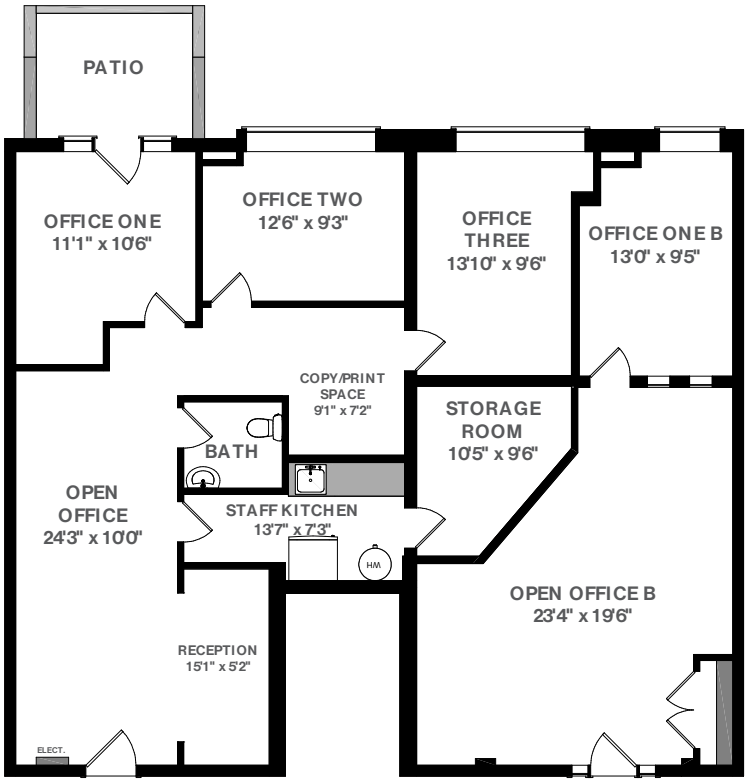
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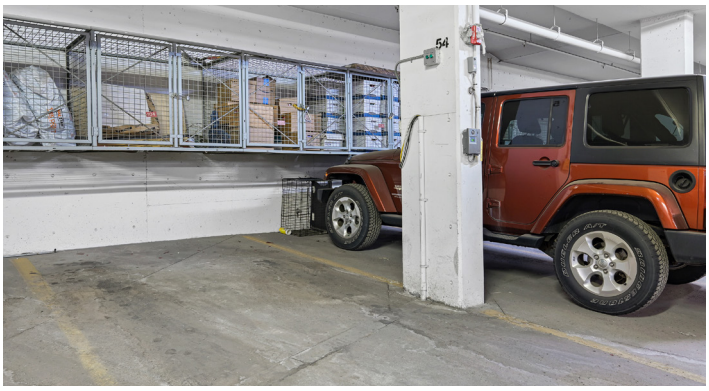
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TRAFFIC COUNT
21,000 VPD | 1ST SE & Macleod TR S

NEIGHBORHOOD
Mission

POPULATION
108,832

MEDIAN AGE
37.9

HOUSEHOLD INCOME
$76,152

For More Information Contact Olivia:



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Thank you for your interest!

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

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