



**GRASSROOTS**  
REALTY GROUP

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**104, 138 18 Avenue SE**  
**Calgary, Alberta**

**MLS # A2193839**



**\$600,000**

**Division:** Mission  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 1,575 sq.ft.  
**Zoning:** M-H2

**Heating:** In Floor, Natural Gas, Radiant  
**Floors:** -  
**Roof:** Asphalt Shingle  
**Exterior:** Brick, Stucco, Wood Frame  
**Water:** -  
**Sewer:** -  
**Inclusions:** N/A

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** -  
**Lot Feat:** -

Excellent opportunity! Two units for the price of one! Amazing location in MISSION with a 5 minute walk to 4th street, 17th ave and the Stampede grounds. This 1600 square foot commercial condo in a mixed use building in has so much to offer. The space has been demised into to two separate units. Unit A features three offices, a large reception/open workspace area that could be used as a multi desk work space split into smaller work spaces. Other features include a bathroom, kitchen area and large storage area/lunch room. The 600 square foot, Unit B features a large open work space area and one private office. Such a great opportunity to operate your business from one of the suites and lease the other to cover your expenses. Other great features include a walkout patio door to the rear(north) side of the building. Nice big windows in each office, two parkings stalls, and an underground storage unit. The main floor of the building is exclusively commercial units and has a common washroom for use by all tenants and their respective customers. This unit has rough in's for drains from a previous use in the offices. Two TITLED PARKING STALLS AND A/C IN UNIT! CALL TODAY.