



GRASSROOTS
REALTY GROUP

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**838 18 Street
Fort Macleod, Alberta**

MLS # A2264950

\$424,900



Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,000 sq.ft.

Zoning: CG

Heating: Forced Air

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.41 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

Exceptional Commercial Opportunity in Fort Macleod. Versatile 2,000 Sq. Ft. Building — Prime Location, Priced to Sell. Positioned in one of Fort Macleod's most desirable and high-traffic areas, this exceptional 2,000 sq. ft. commercial property offers the perfect blend of location, flexibility, and value. Strategically located next to a major grocery store, gas station, and a rapidly expanding new subdivision, this property benefits from consistent traffic and excellent visibility — ideal for businesses seeking exposure and growth potential. Inside, you'll find a well-designed layout that includes professional office space, ample storage, and open areas that can be easily customized to fit your business needs. Whether you envision retail, office, service, or light industrial use, this building is ready to adapt. Highlights: 2,000 sq. ft. of functional commercial space. Prime location surrounded by key amenities. Flexible layout — easily modified for multiple uses. Ample customer access and visibility. Excellent investment in a growing community. Now priced to sell, this property represents an outstanding opportunity for business owners and investors alike. ?? Seize the opportunity today — prime commercial spaces in locations like this don't last long! Long-term lease options may be available as well.