

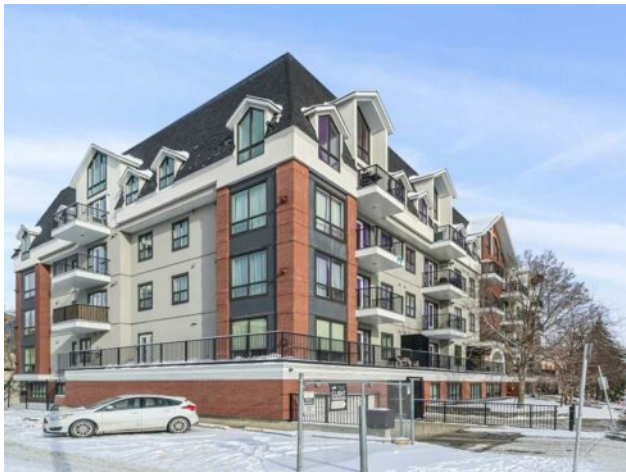


**GRASSROOTS**  
REALTY GROUP

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104, 138 18 Avenue SE  
Calgary, Alberta

MLS # A2277458



**\$456,750**

Division: Mission

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,575 sq.ft.

Zoning: M-H2

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Prime main floor commercial office condo in the heart of Mission! This 1,575 SF opportunity in the mixed-use Legacy Building is currently demised into two separate units (1,065 SF + 79 SF patio and 509 SF), each with its own entrance, with the option to easily remove the demising wall to occupy the full space or lease one side for additional income. The sale includes two titled underground parking stalls and offers unbeatable proximity to Macleod Trail, 17th Avenue, the Elbow River pathway, restaurants, transit, Stampede Park and the new BMO Centre, all within walking distance. The building is professionally managed, well maintained and offers strong visibility with residential units above and commercial at grade. A rare opportunity to own, invest or operate in one of Calgary's most desirable inner-city communities, with a lease option also available.