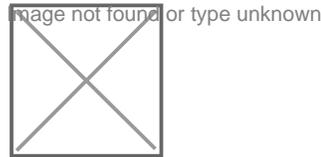


Regional Contact

Bev Thornton 403-627-0244 bev@albertasouthwest.com Visit Website

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

838 18 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location Fort Macleod, Alberta

Listing ID: 32542

MLS ID: A2264950

\$424,900



HANK VAN HIERDEN (866) 345-3414

Real Estate Centre - Fort Macleod 1-866-345-3414

838 18 Street , Fort Macleod , Alberta T0L 0Z0

Transaction Type For Sale	Days On Market 182	Zoning CG
Subdivision NONE	Building Type Free-Standing,Mixed Use,Office Building,Retail,See Remarks,Street Level Storefront	Year Built 2020
Structure Type Mixed Use	Property Type Commercial	Property Sub Type Mixed Use
Legal Plan 0012301	Building Area (Sq. Ft.) 2000.00	Building Area (Sq. M.) 185.80
Lot Size (Sq. Ft.) 17859	Lot Size (Acres) 0.41	Roof Metal
Cooling Central Air	Heating Forced Air	Inclusions N/A
Restrictions None Known	Reports Aerial Photos,RPR with Compliance	

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. Trades or partial trades for just about any sized other property can possibly be negotiated.

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