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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

91

Zoning

CG

Subdivision

NONE

Building TypeFree-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.

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