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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	Days On Market	Zoning
For Sale	91	CG
Subdivision	Building Type	Year Built
NONE	Free-Standing,Mixed Use,Office Building,Retail,See Remarks,Street Level Storefront	2020
Structure Type	Property Type	Property Sub Type
Mixed Use	Commercial	Mixed Use
Legal Plan	Building Area (Sq. Ft.)	Building Area (Sq. M.)
0012301	2000.00	185.80
Lot Size (Sq. Ft.)	Lot Size (Acres)	Roof
17859	0.41	Metal
Cooling	Heating	Inclusions
Central Air	Forced Air	N/A
Restrictions	Reports	
None Known	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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