



138 18 Avenue Calgary Alberta

\$309,900

As an enticing commercial space for small businesses close to 17th Avenue, the Stampede grounds, downtown and the LRT, this corner unit on the ground floor of The Legacy condo complex offers low monthly operating costs, 24-hour security, a private covered patio and one titled underground parking stall. Four floors of residential units are above this air-conditioned 1476 sq ft of open space, currently divided into a lobby, a bullpen with a kitchen including a sink and dishwasher, three private offices (one with boardroom), and a file room. Some of the sq ft is slightly below ground level. Street parking is available, with additional parking lots nearby. There is favourable potential for business growth amongst the established companies in The Legacy. Make a unique decision for your business with the opportunity for economic development in this complex.

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