

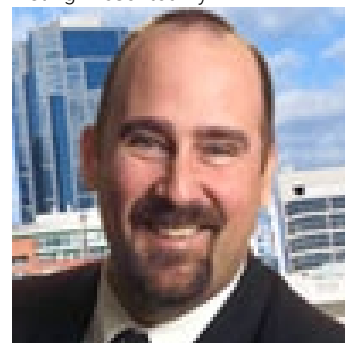


## 2333 18 Avenue Calgary Alberta

\$675,000

Situated near the convenient intersection of Deerfoot Trail and 19 St. NE, this versatile 2,895 sq. ft. space offers exceptional value in the well-managed Crossroads complex. The property features: 8 private offices, 2 bathrooms (one with a full shower), spacious 2nd-floor boardroom/training room, kitchen, warehouse space with additional mezzanine storage and large 12'x10' overhead garage door. With Industrial-Commercial (I-C) zoning, this property supports a variety of uses, including light industrial, small-scale commercial, retail, personal services, automotive, professional offices, and instructional services. Crossroads is a thriving complex with diverse tenants such as a florist, lawyers, engineers, accountants, a car wash, and more, creating a dynamic and professional community. Additionally, the complex is well-managed and boasts a healthy reserve fund. This property is perfect for businesses seeking a strategic location with flexibility and ample amenities. (id:6769)

Listing Presented By:



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