

\$449,000 - 838 18 Street, Fort Macleod

MLS® #A2264950

\$449,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.41 Acres

NONE, Fort Macleod, Alberta

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 â€” prime commercial spaces in locations like this donâ€™t last long!

Long-term lease options may be available as well.

Built in 2020

Essential Information

MLS® #	A2264950
Price	\$449,000
Bathrooms	0.00
Acres	0.41
Year Built	2020
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	838 18 Street
Subdivision	NONE
City	Fort Macleod
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 0Z0

Interior

Heating	Forced Air
---------	------------

Cooling Central Air

Exterior

Roof Metal

Additional Information

Date Listed October 14th, 2025

Days on Market 21

Zoning CG

Listing Details

Listing Office Real Estate Centre - Fort Macleod

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.