

UNIT 232 & 236

2333

18th
Avenue
NE

SECOND FLOOR
OFFICE CONDOS
FOR SALE



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**AVISON
YOUNG**

UNIT 232 & 236

2333

18th Avenue NE

THE OPPORTUNITY

Units 232 & 236 at 2333 – 18th Avenue NE offer 3,356 square feet of bright, move-in ready Class B office condo space in Calgary’s Vista Heights district. The contiguous end-unit suites operate as one office space, accessible via two separate entrances. Inside, the efficient floorplan includes private offices, a boardroom/lounge area, a reception, a kitchenette, storage space, and in-suite washrooms. This is an exceptional opportunity for owner-occupiers seeking functional, modern office ownership in an established northeast Calgary location.

BUILDING OVERVIEW

District	Vista Heights
Building Size	62,251 SF
Year Built	1995
Floors	2
Zoning	I-C
Building Class	B
Parking	8 Surface Stalls

PREMISES OVERVIEW

Available	Units 232 & 236
Size	3,356 SF
Taxes (2025)	\$1,142.00/month
Condo Fees	\$1,405.00/month
Sale Price	\$1,175,000

BUILDING HIGHLIGHTS

-  Building signage opportunities available with frontage on 18th Avenue NE
-  Easy access via Barlow Trail, Deerfoot Trail, and Highway 1
-  Easy access to the Downtown Core
-  Abundant nearby retail, dining, and service amenities throughout the Sunridge and Marlborough districts

PREMISES HIGHLIGHTS

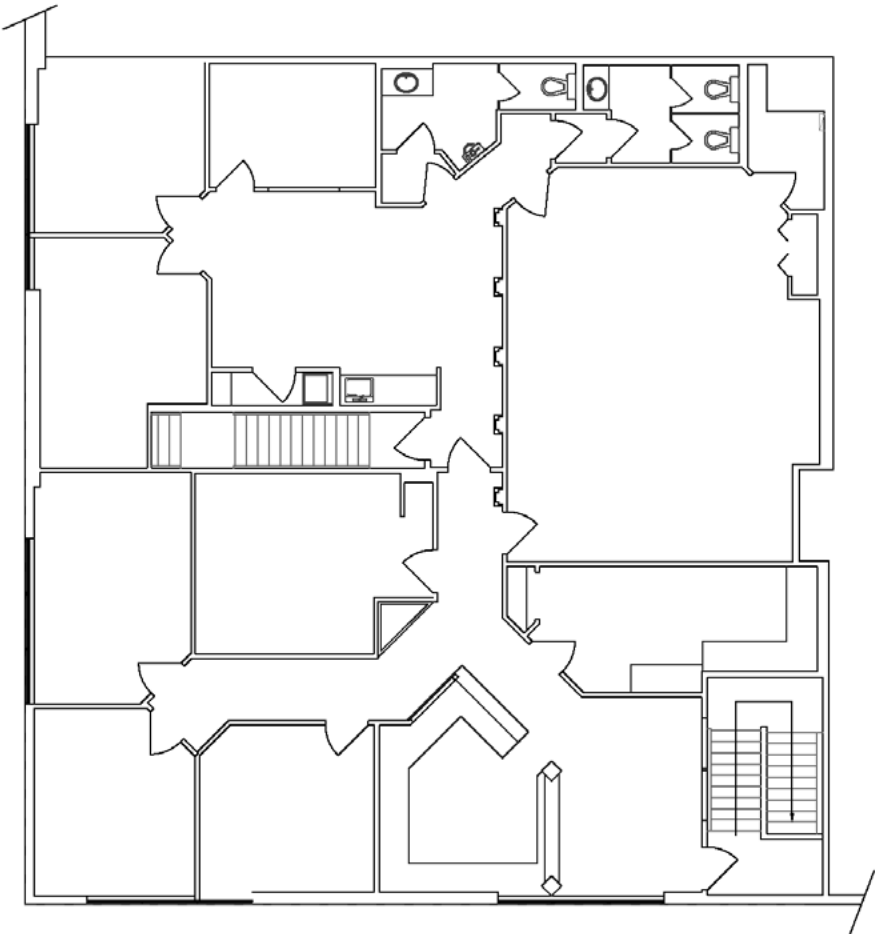
-  Opportunity for small office ownership
-  Move-in ready
-  2 contiguous office condo units operating as one end unit office space, with two entrances
-  Efficient floorplan with a mix of private offices, a boardroom/lounge area, a reception, a kitchenette, storage space, and in-suite washrooms
-  Bright, modern built out office space





UNIT 232 & 236

3,356 SF



SUITE DETAILS

Availability
Immediately

SUITE FEATURES

- Reception
- 7 Offices
- Lounge Area
- Kitchenette
- Private washrooms
- Storage/filing room

LOCATION

- 1 Planet Fitness
- 2 Cineplex Odeon Sunridge
- 3 East Side Mario's
- 4 Gwalia Sweets & Restaurant
- 5 Marlborough Mall
- 6 Tim Hortons
- 7 Popeyes Louisiana Kitchen
- 8 barBURRITO
- 9 Bento Sushi
- 10 World Gym Sunridge
- 11 McDonald's
- 12 Jollibee
- 13 T&T Supermarket
- 14 Pacific Place Mall
- 15 Gourmet Kitchen
- 16 Seafood City Supermarket
- 17 Pita Basket Sunridge
- 18 Pio Peruvian
- 19 Garden of Italy
- 20 Biryani Pot
- 21 Byblos Bakery
- 22 Subway
- 23 Dong Khanh Restaurant
- 24 White Elephant Thai
- 25 Denny's Restaurant



UNIT 232 & 236

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SW

LET'S CONNECT

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