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215-219, 215 12B STREET N FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lethbridge, Alberta



Listing ID:
29825

MLS ID:
A2203088

\$775,000



 **DOUG MERESKA**
 (403) 394-8239

 **AVISON YOUNG**
 403-330-3338

 215-219, 215 12B Street N, Lethbridge , Alberta T1H 2K8

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| Transaction Type For Sale | Title Fee Simple | Days On Market 106 |
| Zoning I-B | Subdivision Senator Buchanan | Building Type Commercial Mix |
| Structure Type Industrial | Property Type Commercial | Property Sub Type Industrial |
| Legal Plan 0511747 | Building Area (Sq. Ft.) 7148.00 | Building Area (Sq. M.) 664.07 |
| Lot Size (Sq. Ft.) 28314 | Lot Size (Acres) 0.65 | Footprint (Sq. Ft.) 7148 |
| Lot Features Back Lane,Paved | Commercial Amenities Boardroom,Lunchroom,Mezzanine | Access to Property Public |
| Inclusions None | Restrictions None Known | Reports Condo/Strata Bylaws |

This well-maintained property features an open office and retail area in the front of the building, staff areas, and a large shop with mezzanine. The shop has new LED lights, one 14'x14' overhead door, and 16' ceilings, as well as five parking spots on the concrete pad in the rear of the property. With an excellent ratio of office to shop space, this unit is very flexible and can appeal to a variety of different commercial uses.

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