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## 235 & 231 12B STREET N FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Lethbridge, Alberta



**Listing ID:**  
30270


**MLS ID:**  
A2213587

**\$725,000**



 **LIZ TOLES**  
 (587) 220-1233

 **MY LIFE REALTY**  
 403-715-7653

 235 & 231 12B Street N, Lethbridge , Alberta T1H 2K8

**Transaction Type**

For Sale

**Title**

Fee Simple

**Days On Market**

8

**Zoning**

I-B

**Subdivision**

Senator Buchanan

**Building Type**

Condo Complex,Mixed Use,Office Building,Retail,Sports and Recreation,Street Level Storefront,Warehouse

**Year Built**

1958

**Structure Type**

Low Rise (2-4 stories)

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

0511747

**Building Area (Sq. Ft.)**

6614.00

**Building Area (Sq. M.)**

614.46

**Lot Size (Sq. Ft.)**

28193

**Lot Size (Acres)**

0.65

**Footprint (Sq. Ft.)**

5604

**Roof**

Flat

**Foundation**

Slab

**Cooling**

Central Air,Partial

**Heating**

Combination,Electric,Overhead Heater(s),Forced Air,Natural Gas

**Lot Features**

Back Lane,Street Lighting

**Access to Property**

Accessible to Major Traffic Route,Back Alley Access,Paved Lane,Public

**Inclusions**

N/A

**Restrictions**

None Known

**Reports**

Condo/Strata Bylaws,Environmental Phase 1,Environmental Phase 2,Survey Plan

This unique commercial property is a versatile opportunity to own 5600sf of main floor space made up of a front retail area (which was previously used for office/personal services) PLUS 3225sf of additional rear warehouse space that has been permitted for use as a fitness facility (complete with a 12' overhead door with loading at grade, 16' ceilings, and an accessible bathroom). An additional 1010sf mezzanine at front features a lounge area, a full bathroom with shower plus 3 offices... 2 with great storage closets. There are 3 designated parking spaces at back and access to 20+ FREE street parking spaces at front. There is Central A/C to the front area and a newer HRV system in the warehouse (installed in 2020). The property is zoned I-B ( Industrial-Business) and is suited for anyone who in the trades/contractors, hardware/building supplies, household repair services, manufacturing, personal services, transportation, warehousing/wholesale. Neighbouring businesses include Canadian Tire, London Drugs, Save-On Food and DynaLife medical labs. Annual condo fees are \$3928 which includes reserve fund contributions (for repair/replacement of roof and exterior) and insurance.

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