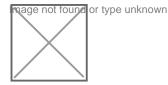


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

235 & 231 12B STREET N FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationLethbridge, Alberta

Listing ID: 30270

MLS ID: A2213587

\$725,000



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

Transaction Type

For Sale

Title

Fee Simple

Days On Market

Building Type

Zoning

I-B

Subdivision Senator Buchanan 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 **Building Area (Sq. Ft.)**

6614.00

Building Area (Sq. M.)

614.46

Lot Size (Sq. Ft.)

28193

0511747

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. Their 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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