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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

\$695,000



 **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

69

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 centrally located commercial property is a unique opportunity to own 5600sf of versatile space made up of a 2300+ sf 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 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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