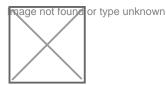


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 443 10TH STREET N FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Lethbridge, Alberta

Listing ID: 30332

MLS ID: A2199480

\$1,650,000



**△** DOUG MERESKA

**2** (403) 394-8239

AVISON YOUNG

**403-330-3338** 

443 10th Street N, Lethbridge , Alberta T1H 2C6

**Transaction Type** 

**Property Sub Type** 

Building Area (Sq. M.)

Footprint (Sq. Ft.)

For Sale

Title

Fee Simple

i oo oiiiipic

Zoning

Year Built

Industrial

4143.44

46000

Restrictions

None Known

I-B

1955

Subdivision

Senator Buchanan

Structure Type

Industrial

Structure Type

Legal Plan

0112082

115434

Lot Size (Sq. Ft.)

113434

**Access to Property** 

Paved Road

Reports

Appraisal, Environmental Phase

1,Environmental Phase 2,Title

**Days On Market** 

83

**Building Type** 

See Remarks

Property Type Commercial

Building Area (Sq. Ft.)

44600.00

Lot Size (Acres)

2.65

Inclusions

None

Unique redevelopment opportunity for multi-tenant industrial building. The property currently creates some revenue from existing tenants, but all are short-term which would facilitate a phase d redevelopment. Additionally, the Seller has estimated prices for improvements available making this a great opportunity for an owner/user looking to custom-build industrial retail space in the heart of the city. The subject property is prominently located on the corner of 10th Street North and 5th Avenue North and offers convenient access via Highway 3. The site is centrally located, just north of the city center. Neighboring businesses include Gas King, Northside Auto, Sign Superstore, Lethbridge Fitness Club, and Family Centre.

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