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## 2802 5 AVENUE N FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Lethbridge, Alberta


**Listing ID:**  
30503

**MLS ID:**  
A2219359

**\$2,600,000**



 **DOUG MERESKA**  
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 2802 5 Avenue N, Lethbridge , Alberta T1H 0P1

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 64
<b>Zoning</b> DC	<b>Subdivision</b> Anderson Industrial Park	<b>Nearest Town</b> Lethbridge
<b>Building Type</b> Retail,Strip Mall	<b>Year Built</b> 1979	<b>Structure Type</b> Industrial
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 4310AL
<b>Building Area (Sq. Ft.)</b> 20680.00	<b>Building Area (Sq. M.)</b> 1921.22	<b>Lot Size (Sq. Ft.)</b> 57934
<b>Lot Size (Acres)</b> 1.33	<b>Footprint (Sq. Ft.)</b> 20903	<b>Lot Features</b> Near Shopping Center,Paved
<b>Access to Property</b> Accessible to Major Traffic Route,Direct Access,Strip Shopping Mall	<b>Inclusions</b> None	<b>Restrictions</b> None Known
<b>Reports</b> Appraisal,Leases,Pro-Forma,Rent Roll,Title		

The subject property is located in a busy strip plaza (20,903 SF on 1.33 acres) with exposure to 16,800 VPD+ along 5th Avenue North, essentially the “gateway” to the industrial parks. The property has easy access via 5th Ave N, from Mayor Magrath Drive North and 43rd Street North. The current owner has made it a priority to complete the regularly required building maintenance, including regularly replacing HVAC rooftop units (RTUs). The site has a large parking lot with 50+ stalls and tenants can utilize both unit signage and streetside pylon signage.

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