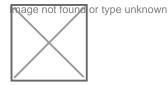


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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
- **403)** 394-8239
- AVISON YOUNG
- **403-330-3338**
- 2802 5 Avenue N, Lethbridge , Alberta T1H 0P1

**Transaction Type** 

For Sale

Zoning

DC

**Building Type** Retail,Strip Mall

Property Type Commercial

Building Area (Sq. Ft.)

20680.00

Lot Size (Acres)

1.33

**Access to Property** 

Accessible to Major Traffic Route, Direct Access, Strip Shopping Mall

Reports

Appraisal,Leases,Pro-Forma,Rent Roll,Title

Title

Fee Simple

Subdivision

Anderson Industrial Park

Year Built 1979

**Property Sub Type** 

Industrial

Building Area (Sq. M.)

1921.22

Footprint (Sq. Ft.)

20903

Inclusions

None

**Days On Market** 

64

**Nearest Town** 

Lethbridge

Structure Type

Industrial

Legal Plan 4310AL

Lot Size (Sq. Ft.)

57934

Lot Features

Near Shopping Center, Paved

Restrictions

None Known

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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