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## 235 12B STREET N FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Lethbridge, Alberta



**Listing ID:**  
30783


**MLS ID:**  
A2226301

**\$4,550**



 **LIZ TOLES**  
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 235 12B Street N, Lethbridge , Alberta T1H 2K8

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 6	<b>Lease Amount</b> 4550.00
<b>Lease Frequency</b> Monthly	<b>Lease Term</b> Negotiable	<b>Zoning</b> I-B
<b>Subdivision</b> Senator Buchanan	<b>Year Built</b> 1958	<b>Structure Type</b> Low Rise (2-4 stories)
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 0511747
<b>Building Area (Sq. Ft.)</b> 5600.00	<b>Building Area (Sq. M.)</b> 520.25	<b>Lot Size (Sq. Ft.)</b> 28193
<b>Lot Size (Acres)</b> 0.65	<b>Footprint (Sq. Ft.)</b> 5661	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Condo/Strata Bylaws,Environmental Phase 1,Environmental Phase 2,Floor Plans	

This unique commercial property is a versatile opportunity to lease 5600sf of main floor space made up of a front retail area 2379sf (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.

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