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1475 ST EDWARD BOULEVARD N FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lethbridge, Alberta



Listing ID:
31353


MLS ID:
A2240134

\$2,950,000



 **JEREMY KOOT**
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 Bankers Commercial Real Estate
 403-327-1133

 1475 St Edward Boulevard N, Lethbridge , Alberta T1H2P9

Transaction Type For Sale	Title Fee Simple	Days On Market 3
Zoning C-N	Subdivision St Edwards	Building Type Retail,Shopping Centre,Strip Mall
Year Built 1979	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 7212JK	Building Area (Sq. Ft.) 13063.00
Building Area (Sq. M.) 1213.58	Lot Size (Sq. Ft.) 71563	Lot Size (Acres) 1.64
Lot Features Near Public Transit,Near Shopping Center,Paved,Street Lighting	Commercial Amenities Paved Yard	Access to Property Direct Access,On Major Traffic Route,Strip Shopping Mall
Inclusions none	Restrictions None Known	Reports Appraisal,Environmental Phase 1,Leases,Rent Roll,RPR

Prime Investment Opportunity – Fully Leased 13,000 SF Property This 13,000 SF commercial property offers a strong investment opportunity with \$204,293 in NOI and long-term tenants in place. Escalating lease rates will push the NOI over \$220,000 in 2026, ensuring continued growth. A large parking lot presents the potential to develop additional CRUs, further increasing revenue. Don't miss this chance to secure a high-performing asset with built-in upside!

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