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## 416 8 STREET S FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Lethbridge, Alberta



**Listing ID:**  
31400


**MLS ID:**  
A2241314

**\$1,950,000**



 **JILLIAN CHAFFEE-DYKSLAG**  
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 Bankers Commercial Real Estate  
 403-327-1133

 416 8 Street S, Lethbridge , Alberta T1J 2J7

**Transaction Type**

For Sale

**Zoning**

C-D

**Subdivision**

Downtown

**Building Type**

Commercial Mix

**Year Built**

1970

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

4353S

**Building Area (Sq. Ft.)**

9181.00

**Building Area (Sq. M.)**

852.94

**Inclusions**

none

**Restrictions**

None Known

**Reports**

Environmental Phase 1

Priced to Sell!! This well maintained building is for sale in the heart of downtown Lethbridge. The building offers, a private parking lot, offices and warehouse. The tar and gravel roof was replaced in 2008. Mechanical system includes rooftop air conditioning, 5 forced air furnaces, standard hot water tank. The existing design allows for the 1 tenant who requires warehouse/open areas and offices or an investor who could demise the space into several units.

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