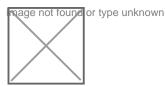


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

416 8 STREET S FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationListing ID:MLS ID:Lethbridge, Alberta31400A2241314

\$1,950,000



- A JILLIAN CHAFFEE-DYKSLAG
- **2** (403) 894-3254
- Bankers Commercial Real Estate
- **403-327-1133**
- 416 8 Street S, Lethbridge , Alberta T1J 2J7

Transaction Type

For Sale

Zoning

Subdivision Downtown

C-D

Building Type

Structure Type

Commercial Mix

1970

Mixed Use

Property Type Commercial

Property Sub Type

Year Built

Legal Plan

Mixed Use

4353S

Building Area (Sq. Ft.)

Building Area (Sq. M.)

Inclusions

9181.00

852.94

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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