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## 70, 1313 30 STREET N FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Lethbridge, Alberta



**Listing ID:**  
31411

**MLS ID:**  
A2241564

**\$299,900**



 **ROBERT KINNIBURGH**  
 (403) 315-5154

 Bankers Commercial Real Estate  
 403-327-1133

 70, 1313 30 Street N, Lethbridge , Alberta T1H 5K9

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 271
<b>Zoning</b> DC	<b>Subdivision</b> Churchill Industrial Park	<b>Year Built</b> 2023
<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> 2311303	<b>Building Area (Sq. Ft.)</b> 1200.00	<b>Building Area (Sq. M.)</b> 111.48
<b>Inclusions</b> N/A	<b>Restrictions</b> Call Lister	<b>Reports</b> Call Lister

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Possibilities are endless! Mixed use 8-bay condo project. Steel frame construction with insulated wall panels for maximum efficiency. Ability to add 400 sq ft+- mezzanine if you need more space. High ceilings, and 12x14 OH door with opener. 2 pc bathroom. Hot and cold water taps. Excellent street visibility. Assigned secure yard storage of 23'x40' +- included.

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