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.

225 1 AVENUE S FOR SALE

Commercial Real Estate > Commercial Property for Sale

| **Location**	**Listing ID:**	**MLS ID:**	
Lethbridge, Alberta	31900	A2252942	**$15,128,360**

SUNIL MALL
(403) 590-2233

URBAN-REALTY.ca
403-590-2233

225 1 Avenue S, Lethbridge , Alberta   T1J 4P2

Transaction Type	**Days On Market**	**Zoning**
For Sale	22	DC
Subdivision	**Year Built**	**Structure Type**
Downtown	1992	Warehouse
Property Type	**Property Sub Type**	**Legal Plan**
Commercial	Industrial	8911701
Building Area (Sq. Ft.)	**Building Area (Sq. M.)**	**Inclusions**
32301.00	3000.84	N/A
Restrictions	**Reports**	
None Known	None	

One of a kind opportunity to acquire 32,000 sqft+ building sitting on 2.79 Acres located in downtown Lethbridge with excellent access to the crows nest highway and scenic drive N. Currently operating as a Toy R Us Retail store, this property is shadow anchored by Park Place Mall one of the largest shopping malls in the city and offers immense parking with an opportunity to re-develop, add additional pad sites, or building. Location matter and this site has it all! Do not miss this opportunity to own this property for your own business or add it to your holing portfolio.