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225 1 AVENUE S FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Lethbridge, Alberta



Listing ID:
31900

MLS ID:
A2252942

\$14,000,000



 **SUNIL MALL**
 (403) 590-2233

 URBAN-REALTY.ca
 403-590-2233

 225 1 Avenue S, Lethbridge , Alberta T1J 4P2

Transaction Type For Sale	Days On Market 231	Zoning DC
Subdivision Downtown	Year Built 1992	Structure Type Warehouse
Property Type Commercial	Property Sub Type Industrial	Legal Plan 8911701
Building Area (Sq. Ft.) 32301.00	Building Area (Sq. M.) 3000.84	Inclusions N/A
Restrictions None Known	Reports 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 cross street 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 holding portfolio.

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