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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

\$15,128,360



△ SUNIL MALL

**2** (403) 590-2233

■ URBAN-REALTY.ca

**403-590-2233** 

225 1 Avenue S, Lethbridge , Alberta T1J 4P2

**Transaction Type** 

For Sale

**Days On Market** 

82

Zoning

DC

Subdivision

Downtown

Year Built

1992

Structure Type
Warehouse

Property Type

Commercial Industrial

8911701

Building Area (Sq. Ft.)

32301.00

Building Area (Sq. M.)

**Property Sub Type** 

3000.84

Inclusions

Legal Plan

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 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 redevelop, 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.

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