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## 515 11 STREET S FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**  
Lethbridge, Alberta

**Listing ID:**  
32231

**MLS ID:**  
A2256904

**\$1,700,000**



 **COLIN HARMS**  
 (403) 308-3308

 **SUTTON GROUP - LETHBRIDGE**  
 403-320-6411

 **515 11 Street S, Lethbridge , Alberta T1J 2P1**

<b>Transaction Type</b>	<b>Days On Market</b>	<b>Zoning</b>
For Sale	137	DC
<b>Subdivision</b>	<b>Year Built</b>	<b>Structure Type</b>
London Road	1910	Low Rise (2-4 stories)
<b>Property Type</b>	<b>Property Sub Type</b>	<b>Legal Plan</b>
Commercial	Multi Family	4353S
<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>	<b>Lot Size (Sq. Ft.)</b>
6258.00	581.38	6258
<b>Lot Size (Acres)</b>	<b>Roof</b>	<b>Inclusions</b>
0.14	Asphalt Shingle	(10) fridges, (10) stoves, (1) washer, (1) dryer, (10) Wall Mounted A/C units.
		<b>Reports</b>
<b>Restrictions</b>	Information Package,Leases,Rent Roll,Tenancy Schedule,Title,Title Insurance	
None Known		

An incredible opportunity to own a fully operational 10-unit multi-family property in the heart of Lethbridge. This purpose-built 10-plex features nine fully furnished one-bedroom suites and one unfurnished long-term suite, all designed for strong income generation and minimal vacancy. Property Features 9 furnished 1-bedroom units with kitchens & 3-pc bathrooms 1 unfurnished long-term 1-bedroom unit Each suite equipped with its own hotel-style heat/AC unit Shared laundry (washer & dryer in common area) High-quality furnishings, bedding, linens & big-screen TVs included Fully stocked kitchens with appliances, dishes & utensils Individual internet routers & programmable WiFi door locks for each unit Outdoor storage shed with shovels, brooms & maintenance tools?? Location Benefits Situated close to downtown Lethbridge amenities, transit, and schools Walkable neighborhood with excellent rental demand Flexible property strategy: continue current STR/LTR mix or convert to all long-term rentals Investor Ready This property comes fully furnished and equipped—turn the key and start collecting rent. With strong financial performance and professional management potential, this 10-plex is an ideal addition to any investor's portfolio.

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