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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

Transaction Type

For Sale

Days On Market

137

Zoning

DC

Subdivision

London Road

Year Built

1910

Structure Type

Low Rise (2-4 stories)

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan

4353S

Building Area (Sq. Ft.)

6258.00

Building Area (Sq. M.)

581.38

Lot Size (Sq. Ft.)

6258

Lot Size (Acres)

0.14

Roof

Asphalt Shingle

Inclusions

(10) fridges, (10) stoves, (1) washer, (1) dryer, (10) Wall Mounted A/C units.

Restrictions

None Known

ReportsInformation Package,Leases,Rent
Roll,Tenancy Schedule,Title,Title
Insurance

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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